

CITY OF AMADOR CITY


GENERAL PLAN

ADOPTED JUNE 30, 1983

INSTITUTE OF GOVERNMENTAL
STUDIES

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CITY OF AMADOR CITY
GENERAL PLAN

Prepared for the
CITY OF AMADOR CITY

William Hart, Mayor
Mary Lou Bryant
Gilbert Dalben
Peter Daubenspeck
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Harold (Bud) Buus, City Clerk

Prepared by the
CENTRAL SIERRA PLANNING COUNCIL

Larry Busby, Executive Director
Edward J. Wyllie, Principal Planner
Melodee Lott, Secretary

Adopted by the City Council
June 30, 1983

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMADOR CITY, CA.,
ADOPTING AN AMENDED CITY OF AMADOR CITY GENERAL PLAN AND EIR

WHEREAS, the City Council of the City of Amador City previously adopted a general plan for the City, and has from time to time amended said plan; and

WHEREAS, due to the passage of time, changed conditions in the Amador City area and the revision to state legislation regarding general plan requirements, the City Council determined to revise and update its general plan; and

WHEREAS, with the assistance of the Central Sierra Planning Council, the necessary information and data was collected and prepared into a draft general plan and environmental impact report (Draft Plan/EIR) covering the mandated land use, circulation, scenic highway, housing, conservation, open space, noise, seismic safety and safety elements, and was published for public review and comment; and

WHEREAS, after publication of notice pursuant to Government Code Section 65351 as required by law, the City Council held a public hearing regarding said Draft Plan/EIR on May 12, 1983 for the purpose of receiving and reviewing public comment on said Draft Plan/EIR; and

WHEREAS, on June 20, 1983, the City Council conducted a study session for the purpose of reviewing proposed amendments to the Draft Plan/EIR as contained in the rough draft Final EIR and Public Input Document, and commented on said Final EIR and Public Input Document; and

WHEREAS, after publication of notice pursuant to Government Code Section 65355, the City Council held a public hearing to receive any final input to the Draft Plan/EIR and amended by the Final EIR and Public Input Document

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AMADOR CITY, AS FOLLOWS:

1. That the City Council has reviewed the environmental assessment portion of the Draft Plan/EIR, and finds that there are mitigation measures available, which are listed in the Draft Plan/EIR, which would adequately mitigate any adverse environmental impacts of said Plan, and hereby certifies the environmental impact report as complete.
2. That the Draft General Plan and Environmental Impact Report, as amended by that certain document entitled "Final EIR and Public Input Document" dated June, 1983, is hereby adopted, effectively immediately as the City of Amador City General Plan.

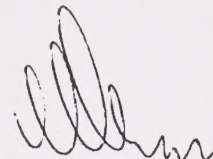
PASSED AND ADOPTED by the City Council of the City of Amador City at a special meeting thereof held on the 30th day of June, 1983, by the following vote:

AYES: Hart, Dalben, Robello, Bryant

NOES: None

ABSENT: Daubenspeck

ABSTAIN: _____


William Hart, Mayor

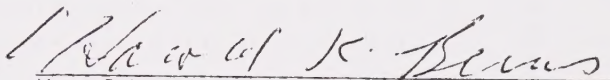
ATTEST: 
Harold Buus, City Clerk

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PROJECT DESCRIPTION

As one of California's smallest cities, Amador City faces some unique problems in the implementation of required local government services. One of the most important of these services is planning and land use controls. Even with a population of less than two hundred persons, Amador City must comply with essentially the same body of state laws and regulations in carrying out its planning programs as all other cities and counties. Setting the direction for a community's planning programs is the general plan. In requiring general plans, the State Legislature has found a general plan desirable for the "physical development of the county or city" (California Government Code Section 65300), and that it be "an integrated, internally consistent and compatible statement of policies for the adopting agency" (Section 65300.5). Nine topic areas, or "elements" as they are commonly called, are mandated to be addressed in the general plan - Land Use, Housing, Open Space, Circulation, Conservation, Safety, Seismic Safety, Scenic Highways, and Noise (Section 65302).

This document represents the results of the 1983 City of Amador City General Plan revision and update program. All nine of the mandated general plan elements are contained in this report. Along with meeting the requirements of the elements, the document serves a second purpose as its own environmental impact report (EIR), as required by the California Environmental Quality Act. This aspect is discussed further within the Environmental Assessment which begins on page 62.

The City initiated a revision and update because it found that the previous plan no longer reflected the requirements of California planning law, and that the plan was no longer useful in making land use decisions. The elements contained in this document set forth a framework for rationally based and informed land use planning decisions consistent with community values.

LAND USE ELEMENT

LAND USE ELEMENT

INTRODUCTION*

Government Code Section 65302(a): A land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall also identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to such areas.

Required since 1955, the land use element has the broadest scope of the nine elements. By its definition in Government Code Section 65302(a), it subsumes most of the concerns in the other eight elements and plays a central role in synthesizing all land use issues, constraints, and opportunities. Through text and diagrams, it must establish a pattern for land use and set out clear standards for the density of population and the intensity of development for each of the proposed land uses.

The land use element should:

- Promote a balanced and functional mix of land uses consistent with community values;
- Guide public and private investments;
- Reflect the opportunities and constraints affecting land use identified in the other elements of the general plan; and
- Reduce loss of life, injuries, damage to property, and economic and social dislocation resulting from flooding.

*Reprinted from California Governor's Office of Planning and Research, State of California General Plan Guidelines (Sacramento, 1980), pp. 111-112.

SUMMARY OF LAND USE DATA BASE

A. Existing Land Use

The City of Amador City covers approximately 187 acres, or 0.29 square miles. Commercial land uses are principally located fronting Main Street (Highway 49). Residential land uses have infilled in and adjacent to the commercial district in a manner not uncommon to Mother Lode town development. There are also scattered institutional uses (old school, sewage treatment plant) located within the City. Vacant lands, which comprises the largest percentage of land use, are located near the City's borders, and are generally large parcels of land.

Estimates of the amount of land devoted to the various land uses are presented in Table LU-I below:

TABLE LU-I - EXISTING LAND USE

	<u>Total Acres</u>	<u>% of City</u>
Residential		
Single family	29.5	15.8
Commercial		
Light	9.0	4.8
Institutional		
School	1.0	.5
Sewage Treatment Plant	1.0	.5
PG&E	.5	.3
creek (not otherwise vacant)	1.0	.5
Streets and Roads	14.0	7.5
Vacant	131.0	70.1
<hr/>		
TOTAL ALL CATEGORIES	187.0	100.0

Source: Central Sierra Planning Council, land use survey conducted December 7, 1982.

B. Land Use Trends

There are no readily definable land use trends in Amador City. This is largely due to stabilizing conditions, with respect to population growth and land development, which have affected the City since the end of the mining period. Residential land use is primarily oriented toward single family; commercial land use is light, oriented toward the tourist trade.

Certainly the potential exists for expansion of uses beyond those currently existing, and a modest amount of growth (especially economic growth) would be welcome. As a starting point, this general plan allocates the land resources to allow such growth to occur. However, further public and private investment is necessary in order to achieve such growth.

GOAL STATEMENT

The following goal is established for guidance of efforts to implement the Amador City General Plan Land Use Element:

"To provide for efficient and effective location of land uses in Amador City."

POLICIES

The following policies serve to provide commitment toward attainment of the above stated goal:

"Apply zoning and other land use controls to avoid premature development of land."

"Preserve the rural, open character of the City."

"Schedule utilities expansion to serve present and projected populations."

"Preserve the "Gold Rush" character of the downtown commercial buildings."

"Protect the commercial area from the encroachment of incompatible uses."

"Encourage the location of new commercial uses in the downtown area which will serve to compliment existing uses."

"Insure that any industrial uses locating in Amador City are compatible with the community."

"Prohibit industrial uses which create serious objectionable nuisances."

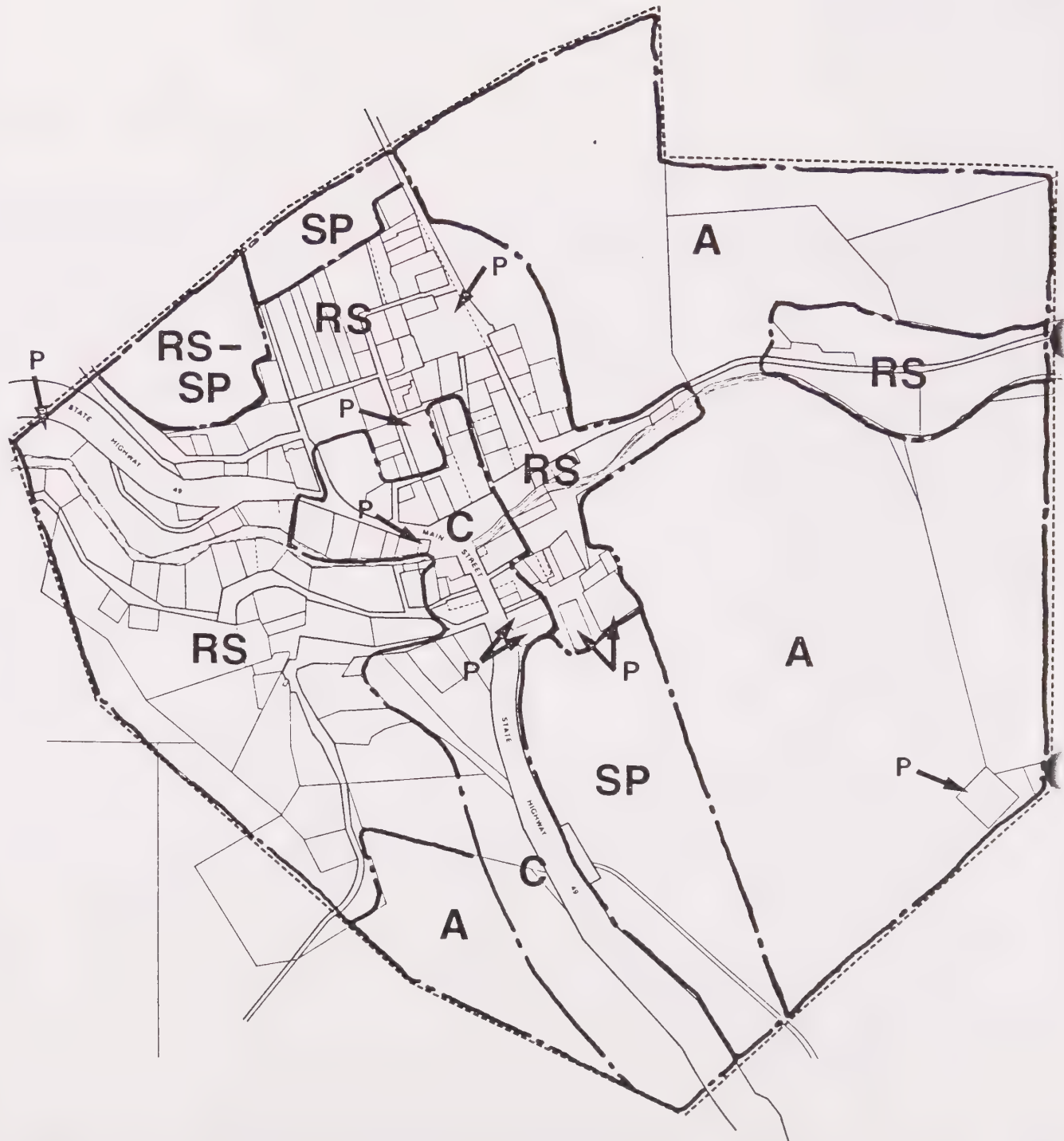
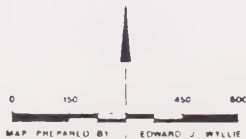
LAND USE MAP AND DESIGNATIONS

The Land Use Map presented on page 5 illustrates the general land use allocations which will guide future development patterns in the City. What follows are the descriptions of the land use designations and symbols which are reflected on the map.

THE CITY OF AMADOR CITY

LAND USE MAP

- A - Agricultural
- RS - Residential
Single Family
- RM - Residential
Multiple Family
- C - Commercial
- I - Industrial
- SP - Special Planning
- P - Public and
Quasi-Public



1) Agricultural (A)

The A designation is applied to those lands adjacent to the developed portions of the City which are in transition to a developed use; to lands used for agricultural (grazing) purposes; to areas which have significant mineral resource values where mining operations may occur (so recognized in order to minimize any conflict between incompatible land uses; or to undeveloped lands exhibiting environmental characteristics requiring lower densities. The A designation is intended to carry out policies which protect undeveloped lands from premature development, minimize erosion potential, minimize water pollution, and maximize the preservation of wildlife habitat.

The maximum building intensity for the lands under the A designation is one dwelling unit per gross acre. However, more land per dwelling unit may be required by the City should environmental studies indicate significant environmental impacts exist at the above intensity.

The maximum population density for lands under the A designation is 2.5 persons per gross acre. However, fewer persons per acre may be allowed by the City should environmental studies indicate that significant impacts exist at the above density.

2) Residential Single Family (RS)

Lands carrying the RS designation are intended to preserve established single family neighborhoods, and to reserve lands best suited for future single family development. The RS designation is also applied to those lands where lower density residential development is preferred. Generally, RS areas should develop only when and where adequate facilities and services can be provided to serve them economically. They should be kept free of activities that produce excessive noise, air pollution, odor, or heavy traffic. Development should be guided by design principles which serve to enhance the rural character of the planning area.

The maximum building intensity for lands under the RS designation is 6.25 dwelling units per gross acre.

The maximum population density for lands under the RS designation is 16 persons per acre (based upon a figure of 2.5 persons per dwelling units).

3) Residential Multiple Family (RM)

The areas designated RM are intended to provide opportunities for development of multifamily dwellings, as well as single family uses. The RM designation is typically located near other centers of activity, such as the commercial district, which would allow for easier access to primary circulation routes, and would place a greater number of persons at a convenient distance to facilities.

The maximum building intensity for lands under the RM designation is 44 units per gross acre.

The maximum population density for lands under the RM designation is 110 persons per gross acre.

4) Commercial (C)

The C designation indicates areas in the City where a broad range of light and heavy commercial activities would be desired. Types of uses being considered as commercial for the purposes of this designation generally include retail sales, eating and drinking establishments, professional or business offices, automotive sales and service, hotels and motels, storage, wholesaling, processing services, and similar development or activity normally considered to be "commercial".

Commercial areas are so designated in order to promote the economic well being of the City. The established commercial area should be able to provide a range of services to meet area and visitor needs; provide variety and interests; and be protected from the encroachment of incompatible uses which would be detrimental to existing uses.

In instances where multifamily dwelling development is proposed in C designated areas, the maximum population density and building intensity standards of the RM designation shall apply.

5) Industrial (I)

This classification would be normally applied to sizeable land areas suitable for industrial purposes, and having features and services necessary for such use. Any designation of I lands must be done in a careful manner so as to not disrupt the physical, social, and economic character of Amador City. Industrial activity should be such that it is not objectionable due to noise, odor, vibration, dust, smoke, or other similar effects.

Population density and building intensity standards do not apply to I designated lands in that they are typically a non-residential area.

6) Special Planning (SP)

This classification is assigned to those lands where a particular use (or uses) may be established in a controlled and regulated manner so as to insure neighborhood compatibility, where architectural control may be desirable, or where conventional development regulations would both inhibit flexibility of design and allow uses which could prove objectionable and detrimental to the surrounding area. The SP designation may be applied to areas where small developments may be oriented toward a single purpose, or to a multi-use type of development which features mixed land use types in a controlled and harmonious manner.

Population density and building intensity standards shall be established by a precise development plan prepared by the project proponent. Evaluation of such plan should use the standards as outlined in the previous designations as a guide, but not be limited by them.

7) Public and Quasi-Public (P)

This classification is combined with one of the above base classifications in order to identify, on an individual basis, public, quasi-public, or public utility sites which are generally used to provide public services. In Amador City, this would generally include City Hall, water and sewer plants, old school, cemetery, and any other site determined by the City to be of general public use.

The population density and building intensity standards for lands with the P combining designation shall be those of the base designation with which it has been combined.

IMPLEMENTATION PROGRAMS

- As required by law, revise the zoning ordinance in order to achieve consistency with the General Plan.
- Within revision of the zoning ordinance, review the text of the C-1 and C-2 zones for elimination of uses which would be incompatible with downtown uses.
- Within revision of the zoning ordinance, add to the text provisions for industrial use which would be compatible with the City.
- Utilize the provisions of the California Environmental Quality Act to ensure future development proposals are consistent with plans and policies as they relate to land use.
- Seek out funding which will serve to improve land use conditions, including Community Development Block Grant and Urban Development Action Grant funds.

CIRCULATION/
SCENIC HIGHWAY ELEMENT

CIRCULATION/SCENIC HIGHWAY ELEMENT

INTRODUCTION*

Government Code Section 65302(b): A circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan.

Government Code Section 65302(h): A scenic highway element for the development, establishment, and protection of scenic highways pursuant to the provisions of Article 2.5 (commencing with Section 260) of Chapter 2 of Division 1 of the Streets and Highways Code.

Since the circulation element was first required in 1955, transportation technology and needs in California have changed greatly, with the emphasis today on the development of a balanced, multi-modal transportation system. The policies and plan proposals of the circulation element should:

- Coordinate the transportation and circulation system with planned land uses;
- Promote the efficient transport of goods and the safe and effective movement of all segments of the population;
- Make efficient use of existing transportation facilities; and,
- Protect environmental quality and promote the wise and equitable use of economic and natural resources.

The circulation element should cover the following to the extent that they pertain to the community:

- Streets and highways;
- Parking facilities;
- Transit and rapid transit;
- Railroads;
- Paratransit (e.g., jitneys, carpooling, vanpooling, and taxi service);
- Bicycle and pedestrian facilities;
- Commercial, general, and military airports;
- Navigable waterways, harbors (deep-draft and small boat), and terminals; and,
- Pipelines for petroleum and natural gas and facilities for the transmission of electricity.

*Reprinted from California Governor's Office of Planning and Research, State of California General Plan Guidelines (Sacramento, 1980) pp. 112-113, and pp. 123-124.

The requirement for the scenic highway element was added to the state statutes in 1971, with compliance by most jurisdictions required by September 20, 1974. Preparing the scenic highway element is the first step in developing programs to protect and enhance official State Scenic Highways, official County Scenic Highways, and local scenic highways. State Scenic Highways are segments of state highways that the Legislature has included in the Master Plan of State Highways Eligible for Official Scenic Highway Designation and the Director of the Department of Transportation (Caltrans) has officially designated as such at the request of local government. The scenic highway element can serve as the basis for a request to Caltrans for a corridor study of a state highway leading ultimately to official state designation. It may also serve as the basis for a request to the Scenic Highway Advisory Committee within Caltrans that it recommend to the Legislature the inclusion of a particular highway in the State Master Plan.

SUMMARY OF CIRCULATION/SCENIC HIGHWAY DATA BASE

A. State Highway 49

The City is bisected by State Highway 49, the primary north - south route through the foothill counties. The 1982 Update to the Regional Transportation Plan for Amador County states "Under normal conditions there are no major congestion problems on state highways in Amador County." As a general statement, this may be true; however, on weekends and major holidays, Amador City is confronted with traffic congestion problems when viewed from the ability of the stretch of Highway 49 that passes through the City to handle such a load. Average daily traffic (ADT) figures calculated by Caltrans, District 10 in Stockton, reveal very low traffic flow through Amador City, as indicated below.

TABLE CI-I - AVERAGE DAILY TRAFFIC

Amador City

<u>HWY</u>	<u>1970 ADT</u>	<u>1975 ADT</u>	<u>1981 ADT</u>	<u>1995 ADT*</u>
49	2,700	2,900	4,200	5,800

* - Caltrans, District 10 projections

Source: 1982 Regional Transportation Plan Update

Over the years there have been several major improvements made to the highway in the Amador City area, the most recent being a widening and passing lane addition south of town on the grade entering Sutter Creek.

In 1972, a bypass route, known locally as the Sutter Creek-Amador City Bypass, was adopted by the State of California. The purpose of the bypass would be to relieve the Sutter Creek and Amador City downtown areas from the noise and traffic accrued from through traffic. Although there have been recent recommendations by Caltrans to rescind the California Transportation Commission route, there remains a significant amount of local support for the project, and appears in the 1982 RTP update.

B. City Streets and Sidewalks

Laid out during the gold rush era, the City's street system has changed little other than receiving asphalt surfacing over the years. Routes generally followed as ore wagon roads were generally followed when the present streets were built. In more recent years, some realignment of roads has occurred; however, many streets are little changed in width and alignments. Some areas lack access to portions of property.

For lack of space due to difficult terrain, many residences and commercial structures were built with little or no setbacks. The commercial area generally has narrow sidewalks or boardwalks well above street level; Highway 49 north of the City Hall has no sidewalks at all.

C. Public Transportation

The Amador Rapid Transit System (ARTS) provides service to Amador City, five days a week, Monday through Friday. The most recent route schedule indicates that three round-trips are made through Amador City daily on the Sutter Hill to Plymouth route. Persons desiring to go to other County destinations may transfer at the Sutter Hill station, or downtown Jackson.

D. Bicycles*

No data exists to indicate the number of bicycle trips that are made by cyclists on Amador County roadways, or where bicycle usage is concentrated. However, touring bicyclists can be observed on the major roadways, especially during the summer months.

Within Amador City, the street system isn't conducive to extensive bicycle use or need for improvement. Highway 49, which does see active use, is considered by the City to be the responsibility of the State of California for any bicycle improvements to be constructed.

E. Public Facilities

The circulation element requirements include a provision for discussion of public facilities which serve to transport certain products. Within the context of this Plan, the water and sewage systems will be discussed.

The Amador City Water System, part of the larger Amador Canal System, has been owned and operated by the Pacific Gas and Electric Company (PG&E). The system is due to be transferred to the Amador County Water Agency by the end of 1983.

Prior to June 1972, Amador City was supplied water from the Amador City Canal. At Amador City, the ditch water was chlorinated and stored in the Amador City Reservoir (120,000 gal.) before being delivered to the town system. Three major problems existed with this old Amador City System: 1) the water treatment (only chlorination) did not meet the California Department of Health standards, 2) there was no filtration system, and 3) the small 120,000 gal. reservoir provided less than 1.2 peak day storage.

To correct the above deficiencies, 2.1 miles of 10 inch pipeline was constructed in 1972 to connect the Amador City Water Distribution System with the Sutter Creek (Tanner) Water Distribution System. This pipeline eliminated the need for expensive reconstruction of the Amador City

*Amador County Local Transportation Commission, 1980 Amador County Bike Plan, (Jackson, 1980), p. 23.

Treatment Plant and the addition of treated water storage. Today the Amador City Reservoir is not kept in service; however, the facility is maintained in order to supply Amador City in the event that the pipeline is required to be dewatered for maintenance, repairs, or for use in case of emergency.

In 1980 an additional 0.7 miles of pipeline was constructed from the Amador City Distribution System to the town of Drytown (the last customer on the old Amador City Canal). These two major pipeline projects have permitted virtually the entire abandonment of the Amador City Canal and have eliminated the water losses and high maintenance and operating expenses formerly associated with the Amador City Canal.

With respect to sewage, the collection system and treatment plant are owned and operated by the City. Prior to 1976, they had no system. All sanitary wastewaters were treated in septic tank - leachfield systems. Due to the increased failure of those systems, the Regional Water Quality Control Board placed a cease and desist order on the City in December 1972, requiring the construction of a collection, treatment and disposal system in

More accurately, the treatment plant is used for "pretreatment". The City's sewage is collected and transported to a holding - aeration reservoir. The aerator serves to pretreat the sewage so that it may be pumped. The pumping system lifts the pretreated sewage 498 feet vertically through a 4" force main 10,000 feet long, to the plant at Sutter Creek for final treatment.

While the existing system constructed in 1976 has resolved the problem of failing septic systems, numerous other problems have developed in the operation and maintenance of the existing system. Identified improvements needed include rehabilitation and replacement of various components of the pumping system, reconstruction of the reservoir, replacement of the aerator, improvement to sludge removal, and improvement of access to the plant. Repairs associated with these needs have placed a definite burden on the City budget.

In an effort to correct the plant deficiencies, the City made application in 1982 to the Department of Housing and Urban Development for a \$160,000 grant under the Small Cities Community Development Block Grant Program. Although not funded by HUD, the City resubmitted their application under the State's 1983 round of the same program, including with the application provisions for housing rehabilitation.

F. Scenic Highways

No section of California contains a wider and more outstanding range of natural scenic resources, historical sites, and recreational assets

and attractions than the Central Sierra Nevada area. The foothill highway routes through the historical Mother Lode country, and mountain pass routes across the high sierra traverse historical and scenic corridors of unsurpassed beauty and appeal.

State Highway 49 is certainly eligible for official scenic highway designation. However, the State has not made any motions to make such a designation official.

Within the City, there are several local streets which offer outstanding scenic vistas, including Water Street, Bunker Hill Road, and the Ione Valley Road.

GOAL STATEMENT

The following goal is established for guidance of efforts to implement the Amador City General Plan Circulation/Scenic Highway Element:

"To provide a balanced and convenient transportation system that meets the needs of present and future conditions."

POLICIES

The following policies serve to provide commitment toward attainment of the above stated goal:

"Support continued route designation of the Sutter Creek - Amador City Bypass in the interest of future construction."

"Coordinate future highway improvements with Caltrans."

"To the extent feasible, schedule and complete local street improvements which will provide better access to properties."

"Require adequate off-street parking to aid efficient movement of traffic and insure parking supply."

"Provide sidewalks along Highway 49 with safe separation from vehicular traffic."

"Require adequate building setbacks to allow future expansion of streets and highways."

"Encourage improvement to the water system in order to insure an adequate water supply and fire flows."

"Pursue funding to make improvements to the City's sewage treatment plant."

"Regulate signs and outdoor advertising so that they enhance rather than blight scenic character."

IMPLEMENTATION PROGRAMS

-The Sutter Creek - Amador City Bypass appears in the 1982 Regional Transportation Plan, and has been designated since the early 1970's. It is the intent of the City to continue support for designation of the route so that, when constructed, circulation problems created by through traffic will be eliminated.

-As a project for the long term, study the feasibility of extending O'Neil Alley along its dedicated, but unimproved, right of way. Such extension would allow for access to the rear portions of the lots fronting on what is now referred to as O'Neil Alley.

-Enforce zoning ordinance provisions as they relate to automobile off-street parking.

-Identify and review with Caltrans officials areas for sidewalk improvements along Highway 49, and identify possible funding sources for such improvements.

-Continue to pursue funding from the Community Development Block Grant program to complete improvements to the sewage treatment plant.

HOUSING ELEMENT

HOUSING ELEMENT

INTRODUCTION

Government Code Section 65583: The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

Enacted in 1967, the requirement for a housing element became effective on July 1, 1969. Under the authority granted by Health and Safety Code Section 50459 and California Government Code Section 65302(c), the Department of Housing and Community Development adopted revised Housing Element Guidelines in 1977. Through AB 8853 (1980), Article 10.6 of the California Government Code, commencing with Section 65580, was added to the statutes further defining the scope and content required of housing elements.

The policies and implementation measures of the housing element must be closely coordinated with those of the land use and circulation elements.

SUMMARY OF HOUSING DATA BASE

A. Analysis of Population and Employment Trends

Amador City exists as one of the smallest cities in California, with a 1980 Census population, used as the base for this element, of 136. Population size of the city has experienced moderate growth and decline, as is illustrated in the table below.

TABLE HO-I - POPULATION TRENDS

<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>
151	202	156	136

Source: U. S. Census of Population and Housing

Even though the city has experienced negative growth since the 1960 figures, it is generally felt locally that the decline has reached its bottom level, and that moderate growth should occur in the future.

Characteristics of the population are presented in Table HO-II on the following page.

With respect to employment, recent figures indicate a countywide economic slowdown consistent with the decline nationwide. A report prepared by the Central Sierra Planning Council in April, 1981 cited immigration and inflation as contributors to increased unemployment levels, and high interest rates affecting the housing market and lumber and wood industries as a contributor to a loss of total employed persons.

If recent trends nationwide continue, with a decline in interest rates and inflation, economic conditions should improve throughout the County. In addition, local efforts have been initiated to attract new types of industry to the County in an effort to diversify and stabilize the local economic base.

The major employment centers for Amador City residents include Sutter Creek, Martell, Jackson, and Ione. Although unusual, some persons commute from the area to jobs in Sacramento. Employment opportunities in Amador City are primarily in the small, retail shops which cater to the tourist trade. Since closure of the local gold mines, tourism has become the dominant force in the City's economy. Little change is expected in this situation over the short term.

B. Analysis of Household Characteristics

For the purposes of this analysis, household refers to all persons occupying a dwelling unit. The 1980 Census indicates that 64 households existed at that time, or 88% of the housing stock. The average household size is 2.13 persons per household.

Table HO-III details the household characteristics of Amador City based upon the 1980 Census.

TABLE HO-II - POPULATION CHARACTERISTICS

	<u>Total</u>	<u>% of Total Pop.</u>
<u>Size of Population</u>		
Population 1980	136	
Estimated Population 1982*	140	
Projected Population 1985**	145	
Projected Population 1990**	155	
<u>Age of the Population - 1980</u>		
0 - 4	9	6.6%
5 - 13	18	13.2%
14 - 17	10	7.4%
18 - 21	8	5.9%
21 - 59	64	47.0%
60 - 64	8	5.9%
65+	19	14.0%
<u>Ethnic Composition - 1980</u>		
White	133	97.8%
Black	---	----
Asian	---	----
Spanish	3	2.2%
Other	---	----

Source: 1980 Census of Population and Housing except * from the Department of Finance, and ** as projected by the Central Sierra Planning Council.

TABLE HO-III - HOUSEHOLD CHARACTERISTICS

	<u>Total</u>	<u>% of 1980 Total</u>
Households - 1980	64	
Average Household Size	2.13	
Projected Households*		
1985	66	
1990	73	
Large families	5	7.8%
Elderly Households	14	21.9%
Handicapped	2	3.1%
Single Headed		
Male	6	9.4%
Female	11	17.2%
Overcrowded	1	1.5%
City Median Household Income in 1979	11,538	
County Median Household Income in 1979	15,370	
Low Income Households	37	57.8%
Very Low	17	26.6%
Moderate Income Households	19	29.7%
Above Moderate Households	8	12.5%

Source: 1980 Census of Population and Housing except * as projected by the Central Sierra Planning Council.

NOTE: INCOME DEFINITIONS

Very Low = less than 50% of County median
Low = less than 80%
Moderate = 80% - 120%
Above Moderate = 120%+

As the Census figures indicate, there is a large population of low and moderate income households when compared to the County median of \$15,370. Because of this, the number of low and moderate income households burdened by high owner costs or rental payments may be indicative of an appropriate program response being necessary.

Overpayment for housing is generally considered to be the necessity of low and moderate income households to pay more than 25% of gross income for housing. According to 1980 Census figures, with respect to renter households, 10 were paying more than 25% of gross income for housing. At least 7 of these households were low or moderate income, and 3 of these 7 were very low. With respect to owner occupied households, 15 were paying owner costs in excess of 25% of gross income. At least 13 of these households were of low or moderate income, and 8 of the 13 were very low.

C. Analysis of Special Housing Needs

Table HO-III on page 21 also illustrates the extent to which special housing needs exist for particular groups, including the handicapped, elderly, large families, and single headed. Although no specific local documentation has been made for housing needs of these groups, some generalizations for them can be made which consistently show up throughout the foothills area.

With respect to large families (5 or more members) adequate size of housing is the most common problem, and is generally a function of income; that is, the better the income, the better the ability to locate adequate housing. Any problems related to large families have not presented themselves to Amador City.

House and property are high concerns for the elderly. Elderly homeowners often face rehabilitation and reconstruction needs, while elderly renters confront the problems of meeting housing costs on limited budgets. Substandard housing is also a problem for elderly renters. For the handicapped, special construction is sometimes required which can be costly.

Finally are the needs of single headed households, which, nationwide, increased significantly from 1970 to 1980. In Amador City, most of the single headed households are elderly, according to Census figures, with the same probable rehabilitation and reconstruction needs present.

D. Analysis of Housing Unit Characteristics

Table HO-IV on page 23 presents the pertinent figures for review of housing unit characteristics.

The condition of housing was determined by a survey of housing and building conditions carried out by the Central Sierra Planning Council in December, 1982. The results indicate a need for rehabilitation of 26 units, or 35.6% of the housing stock. An appropriate program response is included within the Five Year Program.

TABLE HO-IV - HOUSING UNIT CHARACTERISTICS

	<u>Total</u>	<u>% of Total</u>
Total Housing Units	73	
Year Round Units	73	100%
<u>Tenure</u>		
Owner Occupied	40	54.8%
Renter Occupied	17	23.3%
Vacant		
For Sale	2	2.7%
For Rent	1	1.4%
Other	13	17.8%
<u>Structure Type</u>		
Single Family	73	100%
<u>Condition of Structures*</u>		
Sound Units	42	57.5%
Units Needing Rehabilitation	26	35.6%
Units Needing Replacement	5	6.9%
<u>Costs of Housing</u>		
Median Value	\$44,200	
Median Rent	\$ 133	

Source: 1980 Census of Population and Housing except * by the Central Sierra Planning Council.

E. Projected Housing Needs

1. New Construction

Based upon existing and projected population, Amador City projects no new construction needs that existing available housing or private sector construction will not address, through 1990. Most of the population growth will occur from conversion of units currently held for occasional use to full time use, therefore the units are already in place.

2. Rehabilitation Needs

Existing needs show 26 units needing minor or major rehabilitation - 7 estimated from very low income households, 15 estimated from low income households, 8 estimated from moderate, and 3 estimated from above moderate households. It is projected that by 1990, 3 more units will need rehabilitation, 2 for very low income, and 1 for low income households.

3. Replacement Needs

Existing needs indicate 5 units needing replacement. Projected needs are for 2 additional units needing replacement by 1990. These would be units previously needing rehabilitation which fall into further disrepair such that the cost of rehabilitation exceeds the value of the unit.

F. Regional Housing Needs

The Department of Housing and Community Development has granted a waiver to Amador City from the requirements for assessment of regional housing needs.

G. Land Inventory

The purpose of a land inventory is to determine the availability of land suitable for residential development. Given the basic needs identified for Amador City, land availability is certainly not a problem.

Table LU-I of the land use element presents the findings of the existing land use inventory. It shows that 29.5 acres (15.8%) of the city is currently devoted to residential use. More important, however, is the 131 acres (70.1%) which is vacant. In rough terms, 88 acres of the vacant lands are zoned A-T, Agricultural-Transition, which allows one unit per one to ten gross acres; 16 acres are zoned R-1, One Family Dwelling allowing 6 units per gross acre; 18 acres zoned SP, with density determined by development plan, and 4½ acres zoned R-1-SP, with a gross density of 6 units per acre, by a development plan. Although no areas are zoned for multi-family residential, the City's zoning ordinance includes provisions for R-2 Two Family Dwelling Zone which allows for duplex development; an R-3 Limited Multiple Family Dwelling Zone which allows for triplex and quadplex development; and an R-4 Multiple Family Dwelling Zone which allows for multiple family development. No such designations have been made due to a lack of market demand for multifamily in the City, that vacant lands within the established part of the City are unsuitable for multifamily, and that other lands which may be suitable for multifamily are constrained by fire flow limitations. It is the City's feeling that to designate such lands would give a false value, given other development concerns.

In consideration of the above, and of basic identified housing needs, there is enough land suitable for residential development. Of importance, however, is the ability to provide public facilities and services to the vacant lands. Certainly, not all of the vacant lands are readily available for residential construction due to services and facilities considerations.

With respect to water, PG&E has indicated that enough treated water is available to meet existing and future needs within the City. However, practical problems exist in meeting pressure and fire flow requirements in the higher portions of the City, which include much of the vacant lands. The City has committed itself to working with public and private sector interests to address this concern.

Problems associated with sewage have been discussed on page 14 within the Circulation Element. Efforts to eliminate these problems have been oriented toward obtaining a Community Development Block Grant which will provide the funds to correct plant deficiencies. These corrective measures will allow the plant to operate in a reliable manner.

Fire services are discussed on page 58 within the Seismic Safety/Safety Element. It can be expected that as the vacant lands develop, the frequency of fires could be expected to increase. However, the Volunteer Fire District, combined with its mutual aid agreements with Sutter Creek and the California Department of Forestry, should be able to handle anticipated needs.

General government services provided by Amador City have been able to handle the existing needs for the vacant lands. As development occurs, the need may present itself to expand the City staff, but this isn't considered to be a significant concern over the short or long term.

In summary, facilities and services considerations will play an important role in development of the vacant areas. However, land with facilities and services is available to meet new construction needs of all income groups, within the time frame of this element.

H. Analysis of Governmental and Non-Governmental Constraints

1. Governmental

The California Legislature has delegated to local governments responsibilities and a certain amount of discretionary authority over development and use of land. Codes, fees, permit procedures, etc., are used by all cities and counties to influence the location, density, type, quantity, and quality of housing units within their jurisdiction. This section examines the extent to which the city's governmental activities influence housing.

-The General Plan- The purpose of a general plan is to define policy and establish program response with respect to the overall growth and development of the City. Housing is just one aspect of a comprehensive approach that a general plan takes. The land use map designates area for new residential development to meet any projected needs. Although no areas are designated for multifamily development, this is a reflection of market demands rather than City policy. As an implementation tool of the plan, the zoning ordinance reflects the intent of the plan by meeting consistency requirements. In summary, the Amador City General Plan is not viewed as a constraining factor in the provision of housing, but as a necessary tool to encourage housing in appropriate locations.

-Building Codes- Quite often, building codes are viewed as contributors to high housing costs by generating delays. However, the adoption and enforcement of building codes is required of localities by State law. Amador City has adopted the Uniform Building Code as the code for the City, and does not view this as a constraint to provision of housing.

-Fees- Amador City has adopted a modest fee schedule designed to defray the costs of review of applications which may come before the City. The fees are similar to those of neighboring cities, and quite unlike many larger jurisdictions which recover most or all of their processing costs by means of high fees.

FEE SCHEDULE - AMADOR CITY

As of July 1983

General Plan Amendment	-----	No fee
Zone Change	-----	\$35 + \$1.00/lot
Use Permit	-----	\$25
Variance	-----	\$25
Subdivision Map	-----	No fee
Environmental Review	-----	No fee
Sewer Connection Fee	-----	\$280
Appeal	-----	\$2.00 for first lot + \$1.00 for each additional lot.

- Permit Procedures - Procedures for permit processing are similar to those of other small cities, and generally do not result in unnecessary delays. The only constraint which may be perceived in the process is the fact that the City doesn't have any full time employees, or maintain regular hours at City Hall. This situation exists as the most appropriate way for the City to handle its functions, and hasn't resulted in a constraint to local housing development. Specifically, to initiate the permit process for any application, the applicant must contact the City Clerk by submitting a letter requesting the action to be taken. The City Clerk will schedule the application for the next City Council meeting, to the extent that notice requirements can be met. The Council will conduct their first public hearing for the purpose of hearing the request. The Council's decision is then rendered at their next regular meeting. This process, when compared to the processes of most cities and counties, is efficient, and effectively diminishes any constraint to development due to permit procedures.

2. Non-Governmental

Certainly, there are non-governmental constraints which exist, but are beyond the City's ability to influence. Home financing availability, interest rate fluctuations, construction costs, and the factors of inflation are beyond the realm of the City's control. Perhaps the most significant factor is the desirability to locate in Amador City as part of the market area. As a small city, providing limited public services, most of the housing market will be oriented toward the other cities in the area providing full services, or to the developing unincorporated areas of the County which offer needed services. As such, Amador City exists as a very special community, offering a unique quality of life for its residents.

I. Energy Conservation Opportunities

With respect to residential development, there are several energy conservation opportunities which the City employs. Through adherence to the Uniform Building Code, energy considerations must be made in building construction. Local residents are eligible for insulation and weatherization benefits provided through the Weatherization Project of the Amador/Tuolumne Community Action Agency. Finally, specific General Plan policies promote efficient uses of the land, thus reducing energy use and costs.

GOAL STATEMENT

The following goal is established for guidance of efforts to implement the Amador City General Plan Housing Element:

"To attain decent housing and a suitable living environment for the residents of Amador City."

POLICIES

The following policies serve to provide commitment toward attainment of the above stated goal:

"Provide adequate sites for housing development for identified present, projected future, and unforeseen needs."

"Promote the provision of adequate housing for all residents regardless of race, income, or age."

"Seek out ways to make application processes more efficient."

"Improve and rehabilitate the existing housing stock."

"Discourage severe grading of steep slopes."

"Encourage alternative methods of housing finance which will result in affordable housing."

IMPLEMENTATION PROGRAMS

In consideration of the housing needs of Amador City, the following implementation programs will be carried out or encouraged as part of the City's Five Year Program:

- The General Plan Land Use Map designates land for long term development, including land for housing development. The land so designated addresses the basic needs previously identified.
- Initiate amendment to the City zoning ordinance in order to achieve consistency with the general plan.
- Within revision to the zoning ordinance, the City will review the various application processes for ways to streamline and clarify.
- Enforce the provisions of the Uniform Building Code for the purpose of setting a consistent standard for residential renovation.
- The City provides for private sector development of housing through provision of adequate sites within its general plan and zoning controls.
- Recognizing the reductions that have been made with respect to public funds (federal and state) available for housing, the City sees the need for a coordinated effort to make such funds available for City residents. The City, lacking a full time staff to do this, will look to the housing staffs of the Central Sierra Planning Council and/or the Department of Housing and Community Development for assistance in implementation of the following funding programs, as needed:

a) Farmers Home Administration 502 Homeownership Program

Provides direct loans to qualifying low and moderate income people. 502 loans may be used to buy, build, repair, renovate, or relocate a home. Loans may be for 100% of the cost. There are no known 502 homes in the City.

b) Farmers Home Administration 504 Rehabilitation Program

Provides grants or loan funds to qualifying low and moderate income households for rehabilitation to housing units. Needs to correct health and safety associated problems. Two units have been rehabilitated within the City under this program.

c) HUD Section 8 Existing Program

Provides rental assistance to qualifying lower income households. Tenants pay 25% of their income toward rent, program pays difference between tenant's contribution and actual fair market rent. No current participants in Amador City. Long waiting list for participation in program.

d) Small Cities Community Development Block Grant Program

Assists localities under 50,000 in population with housing related activities, including infrastructure and community facilities, especially with positive impact to low income families. The city has recently applied for funding under this program for sewage treatment plant improvements and a housing rehabilitation project.

e) Energy Conservation and Weatherization

The Amador/Tuolumne Community Action Agency currently implements this program locally. Seven units are known to have been weatherized in the period July 1976 - December 1982.

- The Amador-Tuolumne Community Action Agency (A-TCAA) has been designated as the Fair Housing Authority for Amador County, including Amador City. Any complaints presented to the City relating to fair housing issues will be referred to the A-TCAA.
- Enforce the new California Energy Commission guidelines for energy efficient residential construction.
- Enforce Chapter 2, Section 203 of the Uniform Building Code, and, when adopted, Sections 2.201 and 3.101 of the Uniform Fire Code, for removal of housing units needing replacement.

QUANTIFIED OBJECTIVES

In light of the data presented herein, and the resources available through federal, state, regional, and local efforts, the following objectives are established relative to the maintenance, improvement, and development of housing for the period January 1983 - December 1987. The figures are based upon the basic needs previously identified, and reflect the ability of the City to address those needs.

New Construction

It is estimated, based upon past construction activity and future population growth, that three new housing units will be constructed during the period. They will be private sector motivated, and address moderate or above moderate income groups.

Rehabilitation

It is estimated that approximately 15 units will be rehabilitated during the period. Most, if not all, of these units would be the result of a Small Cities Community Development Block Grant program, developed with the assistance of the Central Sierra Planning Council. It is estimated 8 of the units will be owner occupied, and 7 renter occupied, based upon current tenure patterns.

PUBLIC PARTICIPATION

The housing element has been completed as part of an overall revision and update to the City's general plan, for which public participation has been encouraged. In addition to the two public hearings held for review of the plan, two study sessions have been conducted by the City Council to review rough draft material, at which time public participation was solicited. Further, a door-to-door survey conducted as part of the CDBG application process was used to supplement data and needs identification within the housing element.

**CITY OF
AMADOR CITY**

**HOUSING ELEMENT
UPDATE**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMADOR CITY, CALIFORNIA, AMENDING THE CITY OF AMADOR CITY GENERAL PLAN HOUSING ELEMENT

WHEREAS, the City of Amador City adopted its general plan housing element in conformance with State law on June 30, 1983; and,

WHEREAS, California Government Code Section 65588 calls for periodic review and revision to general plan housing elements, the first such revision for the City required for January 1, 1986; and,

WHEREAS, on July 10, 1986, the Amador City City Council conducted a public hearing on the housing element update document as prepared by staff; and,

WHEREAS, the draft update document was reviewed by the staff of the State Department of Housing and Community Development and found in compliance with State law.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AMADOR CITY, AS FOLLOWS:

1. The City of Amador City General Plan Housing Element is amended through adoption of the housing element update document, as attached to this resolution.
2. Copies of this amendment, as well as copies of the entire general plan, shall be available to the public through the City Clerk.

PASSED AND ADOPTED AS A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMADOR CITY ON JULY 10, 1986, BY THE FOLLOWING VOTE:

AYES: _____

NOES: _____

ABSENT OR ABSTAIN: _____

Mary Lou Bryant, Mayor

ATTEST: _____

Harold K. Buus, City Clerk

HOUSING ELEMENT UPDATE

INTRODUCTION

Section 65588 of the California Government Code requires that local governments shall review their general plan housing element "as frequently as appropriate to evaluate the following:

- (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.
- (2) The effectiveness of the housing element in attainment of the community's housing goals and objectives.
- (3) The progress of the city, county, or city and county in implementation of the housing element."

The City of Amador City considers the existing housing element, as adopted by the City Council on June 30, 1983 and certified by the Department of Housing and Community Development on July 19, 1983, to still be relevant toward addressing its responsibilities to make adequate provision for the housing needs of all economic segments of the community.

This document amends portions of the 1983 element. The data and analysis presented is reflective of more complete, up-to-date information. The needs analysis also presents statutory information not previously required of housing elements. Further, this document reviews the efforts of the City to provide housing program opportunities within the community. As an amendment supplement to the 1983 element, this document is intended to be reviewed in conjunction with the element.

DATA BASE REVISIONS

A. Analysis of Population

The City of Amador City grew by 7.3% from April 1, 1980 to January 1, 1985, or at a rate of 1.54% per year. This is consistent with what was anticipated in the 1983 element, true to the small town character of the city.

Based upon recent development activity, and household projections contained in the Central Sierra Regional Housing Needs Plan, a 1.5% per year growth rate is a reasonable assumption. Table 1 on the following page illustrates the pertinent characteristics of the population as of January 1, 1985 (this date coincides with data from the Department of Finance, and presented in the regional housing plan). It is assumed that age and ethnic characteristics continue to have percentages comparable to 1980 Census findings.

B. Analysis of Households

Table 2 on page 4 illustrates household characteristics of the City on January 1, 1985. These characteristics have been revised as a result of Department of Finance estimates for the City which are ultimately incorporated into the regional housing needs plan. Special needs groups (such as large families or the elderly) continue to have 1980 Census percentages applied to them; no further analysis of these special needs groups is considered necessary as it relates to the City's housing programs, except for consideration of the handicapped.

The number of handicapped persons, as listed in Table 2, is derived from those persons who reported a work disability in the 1980 Census. Work disability includes those persons who had a health condition which had lasted 6 or more months and which limited the kind or amount of work they could do at a job. The term "health condition" refers to both physical and mental conditions. Of the 4 estimated handicapped persons in the City, 2 are not in the labor force and prevented from working, and 2 are not in the labor force and not prevented from working. Of the Census data available to Amador City, there is no indication as to the type of housing problems encountered by these persons, therefore it is difficult to determine whether a program response can be made within this element.

The figures have been revised for low, moderate, and above moderate income households based upon percentages applied in the regional housing needs plan. These revised figures will be used in implementation of programs responding to the State's and City's housing goals.

TABLE 1 - POPULATION CHARACTERISTICS

Size of Population

Population - 1980 Census	136
Est. Population - 1/1/85 Dept. of Finance	146
Projected Population - 7/1/92 CSPC	165

Age of the Population - 1/1/85

1 - 4	10
5 - 17	30
18 - 64	86
65+	20

Ethnic Composition - 1/1/85

White	146
Black	---
Asian	---
American Indian, Eskimo or Aleut	---
Other	---

Sources: 1980 Census of the Population; Central Sierra Planning Council projections.

TABLE 2 - HOUSEHOLD CHARACTERISTICS

	Total	Percentage
Households - 1980 Census	57	
Estimated Households - 1/1/85 DOF	61	
Projected Households - 7/1/92 CSPC	69	
Average Household Size - 1/1/85 DOF	2.393	
Large Families - 1/1/85	5	
Elderly Households - 1/1/85	13	
Handicapped Persons	4	
Single Persons - 1/1/85		
Male	6	
Female	11	
Overcrowded - 1/1/85	1	
Low Income Households - 1/1/85	32	28%
Very Low Income Households	17	25%
Moderate Income Households	21	34%
Above Moderate Income Households	8	13%

Sources: 1980 Census of the Population; Department of Finance
Controlled County Population Estimates for 1/1/85; Central
Sierra Planning Area Housing Needs Plan

C. Analysis of Housing Units

Department of Finance data for January 1, 1985 is the primary source for Table 3. By using these figures, consistency is drawn between this element, DOF estimates, and the regional housing needs plan.

The condition of structure figures have been updated using the same percentages applied in the 1983 element, adjusted by rehabilitation work completed with Community Development Block Grant funds. As a result, the overall condition of the housing stock has improved, and this will be monitored within future updates to this element.

D. Projected Housing Need from Central Sierra Planning Area Housing Needs Plan

In late 1985, the housing needs plan for the Central Sierra Planning Area was completed. According to the plan, it is estimated that 8 households will be added to the City during the period January 1, 1985 - July 1, 1992. The specific figures by income group are as follows:

Income Group	<u>Households</u>		<u>Percentages</u>	
	1985	1992	1985	1992
Very Low	17	19	28	28
Other Low	15	17	25	25
Moderate	21	24	34	34
Above Moderate	8	9	13	13
Total	61	69	100	100

Given the above household figures, the basic new construction need figures of the original element are changed. Consistent with the housing needs plan, some 9 new construction sites are needed during the period 1/1/85 to 7/1/92 to accommodate the household need. These sites should be available to the income groupings as follows:

Very Low	3
Other Low	2
Moderate	3
Above Moderate	1

With respect to redevelopment, such activities appear, at this time, to have minimal benefit toward providing increased housing opportunities. However, the City may choose to pursue redevelopment options in the future. Within future redevelopment planning, appropriate consideration for housing opportunity, consistent with state law, will be made.

TABLE 3 - HOUSING UNIT CHARACTERISTICS

	<u>Total</u>
Total Housing Units - 1980 Census	73
Total Housing Units - 1/1/85 DOF	78
Tenure - 1/1/85	
Owner Occupied	43
Renter Occupied	18
Vacant	17
For Sale	N/A
For Rent	N/A
Other	N/A
Structure Type - 1/1/85	
Single Family Dwelling	76
2 - 4 units per structure	---
5 or more units per structure	2
Mobilehomes	---
Costs of Housing	
Median Value	\$55,000
Fair Market Rents*	
Studio	\$ 267
1 Bedroom	\$ 318
2 Bedroom	\$ 374
3 Bedroom	\$ 473
4 Bedroom	\$ 520

* - includes allowance for utility costs.

Sources: 1980 Census of the Population; Department of Finance
Controlled County Population Estimates for 1/1/85.

E. Need for Emergency Shelter

Emergency housing in Amador City and in Amador County is limited. The Amador County Ministerial Association has funds to secure one motel room for temporary purposes. The Salvation Army and the American Red Cross can provide for similar limited and temporary accommodations. The Community Action Agency refers battered, evicted, displaced, or otherwise homeless individuals and households to the Mother Lode Women's Crisis Center in Tuolumne County or to similar shelters in Stockton or Sacramento. Dave Scaggs, minister at the Preston School of Industry in Ione, has commented that an emergency shelter in Amador County would probably be overrun with requests for assistance.

This section does not discuss the housing needs of families of inmates at the proposed state prison facility. This is because the EIR for the proposed prison shows the number of households included in this group to be very small and EIR states that these households are expected to locate in Stockton or Sacramento, and not the Amador City area. If actual experience proves this assumption incorrect, it should be addressed in a future update of this housing element.

REVIEW OF GOALS, POLICIES AND PROGRAMS

Within the introduction to this document, the evaluation components of Section 65588 of the California Government Code were presented. By way of review, the following are the goal statement and policies of the City of Amador City Housing Element:

GOAL STATEMENT

The following goal is established for guidance of efforts to implement the Amador City General Plan Housing Element:

"To attain decent housing and a suitable living environment for the residents of Amador City."

POLICIES

The following policies serve to provide commitment toward attainment of the above stated goal:

"Provide adequate sites for housing development for identified present, projected future, and unforeseen needs."

"Promote the provision of adequate housing for all residents regardless of race, income, or age."

"Seek out ways to make application processes more efficient."

"Improve and rehabilitate the existing housing stock."

"Discourage severe grading of steep slopes."

"Encourage alternative methods of housing finance which will result in affordable housing."

When comparing these statements with the State's findings and declarations in Section 65580 of the Government Code, it is clear that the City's goal and policies are appropriate toward contributing to attainment of the State housing goal.

The measure of effectiveness of the housing element in attainment of the community's housing goals and policies is in how well the element guides the decisionmaker and staff in the development of housing programs. For a small city, Amador City's housing element has served this purpose well by describing and providing a program direction which is manageable and realistic. The effectiveness is further proven in the progress of the City in implementation of the housing element since its adoption, detailed as follows according to the five program areas which comprise the Five Year Housing Program:

1. Identification of Adequate Sites

- The General Plan Land Use Map continues to serve as the overall plan for City development.
- Amendments to the zoning ordinance were completed in 1984 in order to draw consistency between the General Plan and zoning.

2. Assist in the Development of Housing for Low and Moderate Income Households

- The City has completed a Small Cities Community Development Block Grant housing rehab project encompassing 7 units.

3. Removal of Government Constraints

- The City provides for periodic reviews of the General Plan and the zoning ordinance in order to reflect changing needs and conditions.
- The City has completed a Small Cities Community Development Block Grant sewer plant rehab project providing for increased capacity and elimination of spillage problems.

4. Conservation and Improvement of the Existing Housing Stock

- Housing rehab component completed under CDBG project.
- Energy conservation measures continue to be provided by the Amador-Tuolumne Community Action Agency (A-TCAA).
- The HUD Section 8 program continues to be administered by the Central Sierra Planning Council on behalf of the City.

5. Promotion of Equal Housing Opportunity

- The City supports A-TCAA's designation as the Fair Housing Authority for the County.

As requested by State law, the City's housing program is presented in this update in order to give a clearer indication as to the time frame and responsible agencies for program implementation.

1. Identification of Adequate Sites

- The General Plan Land Use Map designates land for long term development, including land for housing development. The map will be kept up to date in order

to reflect changing needs and conditions. Implemented as a continuous program by the Consulting Planner and City Council.

-Amendment to the City's zoning ordinance will be provided in order to maintain the required consistency between the general plan and zoning. Implemented as a continuous program by the Consulting Planner and City Council.

-The City's zoning includes provisions for planned developments, which serve to maximize the use of the land. The City will continue to use this zoning tool where applicable and appropriate. Implemented as a continuous program by the Consulting Planner and City Council.

2. Assist in the Development of Housing for Low and Moderate Income Households

-Recognizing the reductions that have been made to public funds (federal and state) available for housing the City sees the need for a coordinated effort to make such funding available to residents. The City, lacking a full time staff to do this, will look to the Central Sierra Planning Council's staff and/or the staff of the Department of Housing and Community Development, for assistance in implementation of the following programs, as needed and available:

a) Small Cities CDBG Program

This program assists localities under 50,000 population with housing related activities, especially with impact upon low and moderate income households. The City will continue to work with the CSPC staff to develop future CDBG applications. Recognizing that the CDBG program is one of the few programs available to respond to housing needs, it is the City's intent to review such a component in future rounds of CDBG funding.

b) FmHA 502 Homeownership program

This program provides direct loans to qualifying low and moderate income households. 502 loans may be used to buy, build, repair, renovate or relocate a home. Loans may be for 100% of the cost. CSPC has previously provided assistance to City residents for packaging loans to be submitted to FmHA. CSPC does not currently provide such assistance, but may in the future should funding become available to provide these services. The City supports the use of FmHA 502 loans through timely review of projects by the Building Department.

c) FmHA 504 Rehabilitation Program

This program provides grant or loan funds to qualifying low or moderate income households for rehabilitation to housing units; needs to correct health or safety related problems. CSPC has provided packaging assistance services in the past, but is no longer able to do so. The City supports the use of this program through timely review of projects by the Building Department.

3. Removal of Government Constraints

- The City will periodically review and update the general plan in order to keep abreast of changing needs and conditions in the area. Implemented on a continuous basis by the Consulting Planner and City Council.
- The City will maintain its zoning ordinance consistent with the general plan so that housing opportunities for all income groups remain available. Implemented on a continuous basis by the Consulting Planner and City Council.
- The City will periodically review its fees for development permits so that they represent a fair charge for review and processing of applications, with any action to be taken by the City Council.

4. Conservation and Improvement of the Existing Affordable Housing Stock

- Energy conservation and weatherization activities are implemented locally by the Amador-Tuolumne Community Action Agency (A-TCAA). Originally implemented by CSPC, such activities have been occurring in the area since 1976. The City encourages that such activities continue so that the existing housing stock can be maintained.
- The City has adopted and implements the Uniform Building Code (UBC). It is the City's intent to enforce the provisions of the UBC for the purpose of setting a consistent standard for residential renovation. Implemented as a continuous program by the Building Department.
- The City will continue in its support of the use of the 502 and 504 programs in the City (see part 2 above).
- HUD Section 8 Existing Program. This provides rental assistance to qualifying lower income households. Tenants pay 25% of their income toward rent, the program pays the balance. CSPC implements this program

locally on behalf of its member agencies. A major problem with the program is that there are not enough Section 8 "certificates" allocated to the area in order to meet the demand. Consequently, there is a long waiting list for participation in the program.

-As part of a previous CDBG application to the State, the City included a component for rehabilitation of deteriorated or dilapidated housing units located within a defined target area. Consideration of housing rehab components will be reserved for future CDBG applications submitted by the City Council.

5. Promotion of Equal Housing Opportunity

-The Amador-Tuolumne Community Action Agency (A-TCAA) has been designated as the Fair Housing Authority for Amador County, including the City. Any complaints presented to the City relating to fair or equal housing issues are to be automatically referred to A-TCAA.

SUMMARY EVALUATION

The City of Amador City feels that it has made great strides toward providing a well balanced housing program supportive of state, regional and local needs. No further amendment to the Five Year Program is considered necessary other than those presented above in that the City is only two years into the program and that the City is following its intent.

The City will amend the housing element in 1988, at the end of the Five Year Program period, to reflect changed housing conditions. The element will then receive its second evaluation and revision in 1992, as required by law.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT



Division of Housing Policy
Development
921 Tenth Street
Sacramento, CA 95814
(916) 323-3176

April 23, 1986

Mr. Bud Buus
City Clerk
City of Amador
P.O. Box 201
Amador, CA 95601

Dear Mr. Buus:

RE: Review of the City of Amador's Draft Housing Element Amendment

Thank you for submitting Amador's draft housing element amendment, received March 24, 1986. As you know we are required to review draft housing elements and report our findings to the locality (Government Code Section 65585(b)).

We are pleased to find that, in our opinion, Amador's draft housing element, as proposed to be amended, is in compliance with State housing law (Article 10.6 of the Government Code) until July 1988 when the planning period of the element expires. We understand that at that time the City intends to review and amend the element to reflect changing housing conditions and extend programs to 1992 or establish new program actions to address identified need.

The draft housing element is a well-written and comprehensive document that addresses the statutory requirements. The element updates the City's existing and projected housing needs, and reports on program accomplishments to date. In the opinion of the City, the schedule of program actions currently in place satisfies the update needs to 1988.

We wish the City success in the implementation of its housing programs. If you have any questions about our comments or would like assistance in the implementation of your housing program, please contact Camilla Cleary of our staff at (916) 324-8659. In accordance with requests pursuant to the Public Information Act, we are forwarding copies of this letter to the persons and organizations named below.

Sincerely,

Nancy J. McKee, Chief
Division of Housing Policy
Development

CONSERVATION/
OPEN SPACE ELEMENT

CONSERVATION/OPEN SPACE ELEMENT

INTRODUCTION*

Government Code Section 65302(d): A conservation element for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. That portion of the conservation element including waters shall be developed in coordination with any countywide water agency and with all district and city agencies which have developed, served, controlled or conserved water for any purpose for the county or city for which the plan is prepared. The conservation element may also cover:

- 1) The reclamation of land and waters.*
- 2) Flood control.*
- 3) Prevention and control of the pollution of streams and other waters.*
- 4) Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan.*
- 5) Prevention, control, and correction of the erosion of soils, beaches, and shores.*
- 6) Protection of watersheds.*
- 7) The location, quantity and quality of the rock, sand and gravel resources.*

Government Code Section 65560: (a) "Local open-space plan" is the open-space element of a county or city general plan adopted by the board or council, either as the local open-space plan or as the interim local open-space plan adopted pursuant to Section 65563.

(b) "Open-space land" is any parcel or area of land or water which is essentially unimproved and devoted to an open-space use as defined in this section, and which is designated on a local, regional or state open-space plan as any of the following:

- 1) Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.*

**Reprinted from California Governor's Office of Planning and Research, State of California General Plan Guidelines (Sacramento, 1980), pp. 115-119.*

- 2) *Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of ground water basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.*
- 3) *Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.*
- 4) *Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.*

Passed in 1970 with compliance required by December 31, 1973, the conservation element overlaps those categories of the open-space element that deal with "open space for the preservation of natural resources" and "open space for the managed production of resources" and with the land use element's concern for flooding. The conservation element, however, emphasizes the conservation and management of economically productive natural resources.

The conservation element should:

- Promote the protection, maintenance, and use of the state's natural resources, with special emphasis on scarce resources and those that require special control and management;
- Prevent the wasteful exploitation, destruction, and neglect of the state's natural resources; and,
- Recognize that natural resources must be maintained for their ecological value as well as for their direct benefits to people.

The requirement for an open-space element, along with the conservation element requirement, was added to state statutes in 1970, with compliance required by December 31, 1973. Of the nine elements, open-space has the clearest statutory intent and, next to land use, is broadest in scope.

Government Code Section 65560(b) defines open space to include lands for: (1) the preservation of natural resources; (2) the managed production of resources; (3) outdoor recreation; and, (4) public health and safety. Because of the breadth of this definition, open space overlaps several other elements. "Open space for the preservation of natural resources" and "open space for the managed production of resources" almost completely encompass the concerns of the conservation element. "Open space for outdoor recreation" specifically includes scenic highway corridors. "Open space for public health and safety" covers the same hazards addressed in the seismic safety element and safety element and flooding in the land use element.

The open-space element must include:

- An inventory of privately and publicly owned open-space lands listed in Government Code Section 65560(b);
- Goals and policies for preserving and managing open-space lands; and,
- A program of specific measures which the legislative body intends to pursue in implementing its open-space goals and policies.

SUMMARY OF CONSERVATION/OPEN SPACE DATA BASE

A. Topography

The benchmark elevation for the City is 954 feet above sea level. Elevations range from as low as 900 feet to about 1,320 feet in the southeast portion of the City. The terrain is common for the foothills area of the Sierra Nevada. The main part of the City is located in an east - west trending canyon created by Amador Creek, which serves as the primary drainage basin. The presence of this perennial stream has provided varied slope steepness within the City. Refer to the map on the following page, which illustrates the topographic and slope features of Amador City.

B. Climate

The climate of the planning area is characterized by a mild, temperate wet season which extends from November through April, and a dry, hot summer period generally from May through October. Minimum temperatures approach 25 degrees F. in January and February, with maximum temperatures approaching 110 degrees F. during July and August.

Wind directions are generally from the west and southwest during the summer, with an average speed of 5 to 12 miles per hour. Downslope drainage of air currents creates late afternoon breezes through the City.

C. Air Quality

The area lies within the Mountain Counties Air Basin. Air quality, when compared to the urban areas of the Central Valley, is considered to be excellent. Occasional winds from the west will carry pollutants into the area.

Lacking any "point source" generators of air pollution, the automobile is the primary contributor to air pollution in the City. However, because of the low traffic flows and no areas which would allow for buildup of vehicle emissions, this is not considered to be a problem.




D. Hydrology

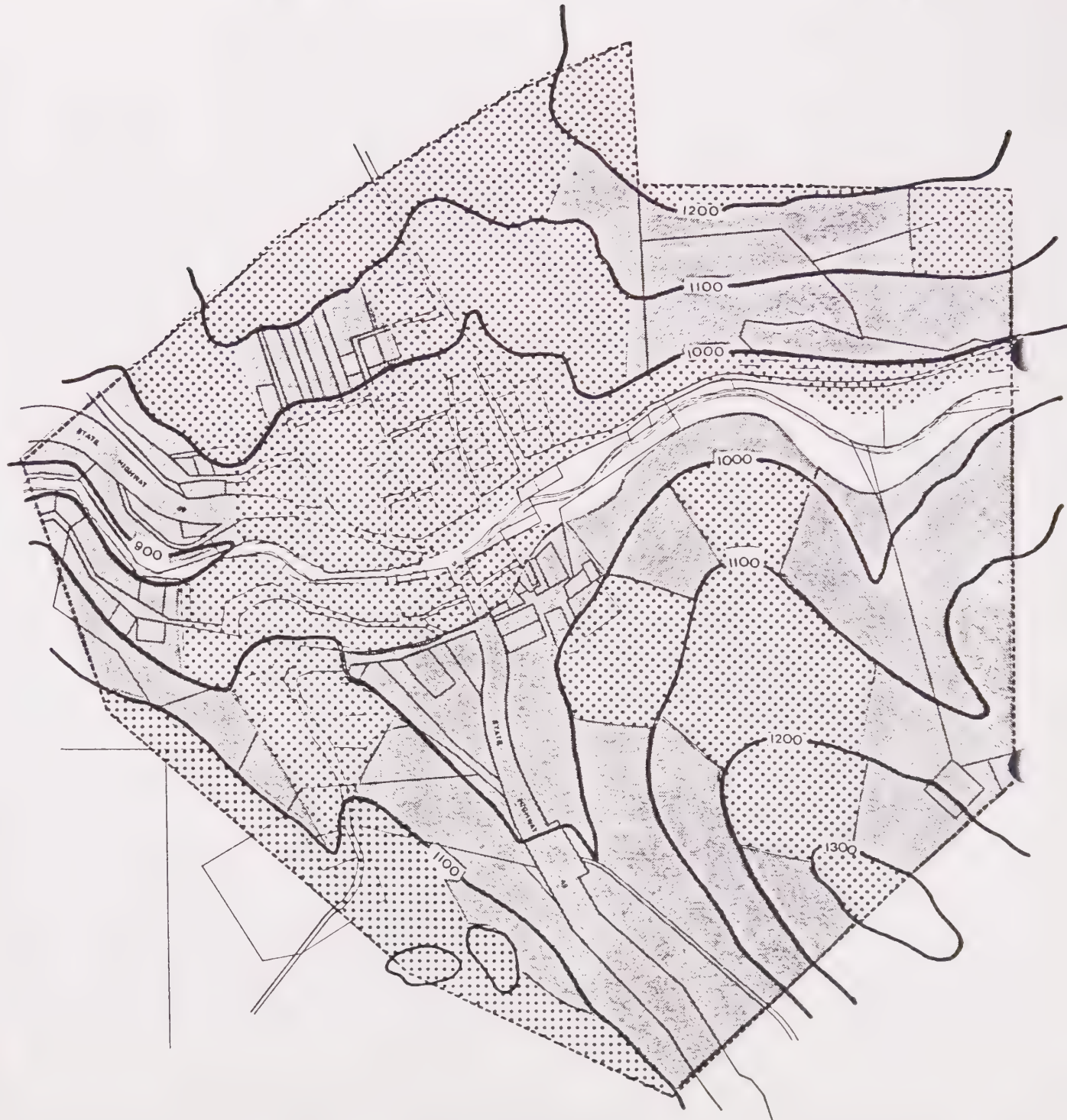
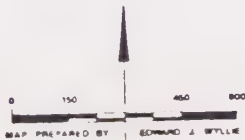
The primary drainage basin of all surface waters is Amador Creek. Amador Creek originates east of the City, and its waters eventually join Dry Creek which exits the county to the west. The existence of the creek in residential and commercial areas would present a threat for damage due to flooding, however, historical data indicates flooding is of minimal concern. Peak flows have remained within established floodway areas.

Water quality is generally clean. Principal contaminants consist of sedimentation, urban storm water runoff, and occasional spillages from the sewage treatment plant. Considerations for the future include erosion control from development (including any mining), and correction of identified problems at the treatment plant.

THE CITY OF AMADOR CITY

TOPOGRAPHY AND SLOPE MAP

-  0 - 15% slopes
-  15 - 30% slopes
-  30%+ slopes



E. Open Space and Wildlife Habitat

Open space land is any parcel or area of land or water essentially unimproved and devoted to open space use. Such uses include recreational, scenic use enhancing the rural character, or for conservation of sensitive wildlife habitats.

Within the largely unimproved area of the City, there are four major plant communities which serve as open space lands, and provide key wildlife habitat. These plant communities include 1) open grassland, 2) oak woodland/Digger Pine/chaparral, 3) riparian drainage, and 4) streamside riparian.

The map on page 38 illustrates these areas. The oak woodland plant community is predominant, followed by the grassland. A streamside riparian community is present along Amador Creek, as is a riparian drainage community parallel to Highway 49 south of town. The streamside riparian and riparian drainage communities are especially important as "life support systems" for wildlife residing in the adjacent oak woodland community.

None of the endangered and/or rare plant species listed by the California Native Plant Society's publication "Inventory of Rare and Endangered Vascular Plants of California" or listed by the Department of Fish and Game's "List of Designated Endangered or Rare Plants of California" are known to exist in the City.

The Table on page 39 lists the vegetation commonly found in the four plant communities identified in the City.

F. Wildlife and Fisheries

The potential for animal diversity in the City is quite significant because the plant communities offer a broad range of food, cover, roosting and nesting sites, and water. However, the diverse plants and animals possibly found in the City are quite typical of those found throughout the Sierra Nevada foothills.

None of the endangered and/or rare fauna listed in the "Federal Register of Endangered and Threatened Wildlife and Plants", and the California Department of Fish and Game's "Endangered, Rare, and Threatened Animals of California" are known to inhabit the City.

The Table on page 40 lists the wildlife commonly found in the four plant communities identified in the City.

G. Historical

Amador City remains today as a reminder of the once thriving mining location. The Amador Creek placers were located in 1848 but were never very rich, and it was not until the first lode gold strike in 1851 that Amador City began to grow.* Many of the original buildings still stand with

*California Division of Mines, Geologic Guidebook Along Highway 49 (San Francisco, 1948), p. 65.

THE CITY OF AMADOR CITY

OPEN SPACE AND WILDLIFE HABITAT MAP

-  Oak woodland
-  Grassland
-  Riparian
-  Riparian drainage

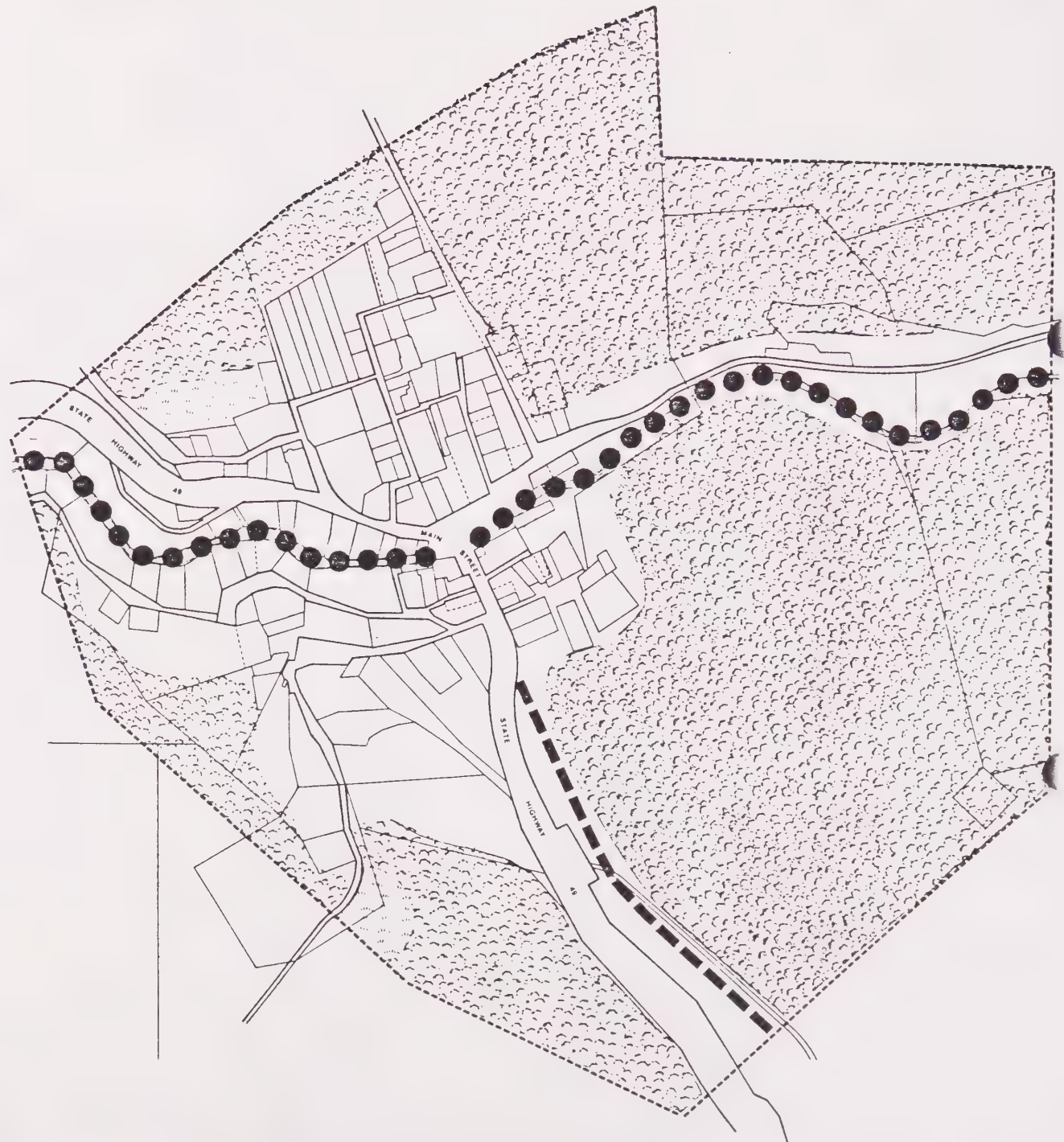


TABLE C/OS - I
VEGETATION INVENTORY

TREES

Digger pine	black locust
ponderosa pine	walnut
valley oak*	pistachia
interior live oak	lombardy poplar*
blue oak	Fremont cottonwood*
California black oak	willow*
canypn live oak	white alder*
California buckeye	brown dogwood*
tree-of-heaven	

SHRUBS AND VINES

buck brush	mariposa manzanita
poison oak	mountain mahogany
western clematis	golden fleece
mock orange	yerba santa
California wild rose	scotch broom
toyon	California blackberry*
red berry	California wild grape*
coffeeberry	western azalea*
redbud	cherry
snowberry	coyote bush
chaparral honeysuckle	common manzanita
bush penstemon	

FERNS

gold fern	wood fern
licorice fern	brittle fern*

GRASSES

timothy	blue wild-rye
wild oat	Italian ryegrass
foxtail	pine bluegrass
soft chess	

OTHER PLANTS

horsetail*	fiddleneck	horehound
sedge*	popcorn flower	blue dicks
rush*	chinese houses	sweet fennel
lemon balm*	sow thistle	checker bloom
watercress*	mule ears	wild cucumber
leather root*	California poppy	filaree
spearmint*	tomcat clover	pineapple weed
mugwort*	fairy lanterns	hound's tongue
red columbine*	shooting star	
bleeding heart*	yellow star tulip	
common monkeyflower*	smallflower nemophila	
scarlet monkeyflower*	woodland star	
white hyacinth brodiaea	dwarf gilia	
wally baskets	globe gilia	
dock	bur clover	
miner's lettuce	tarweed	
larkspur	chickweed	
buttercup	bedstraw	
cinquefoil	purple milkweed	
lupine	dandelion	
red clover	cow clover	
vetch	plantain	
wild geranium	vinegar weed	
St. John's wort	broadleaf plantain	
yellow violet	aster	
soap plant	iris	
shrub pea	little-leaf lotus	
deadly nightshade	woolly sunflower	
Indian paintbrush	scarlet pimpernel	

* - denotes riparian species or
riparian location

TABLE C/OS - II
WILDLIFE INVENTORY

MAMMALS

mountain coyote
wildcat
gray fox
mule deer
raccoon
ground squirrel
western gray squirrel
brush rabbit
black-tailed jackrabbit

BIRDS

California thrasher
canypn wren
robin
California quail
scrub jay
hermit thrush
Oregon junco
brown towhee
white-crowned sparrow
band-tailed pigeon
turkey vulture
acorn woodpecker
mourning dove

striped skunk
long-tailed weasel
Botta's pocket gopher
mole
wood rat
porcupine
Virginia opossum
field mice

great-horned owl
barn owl
screech owl
anna hummingbird
wrentit
plain titmouse
bushtit
rufous-sided towhee
red-breasted sapsucker
white-breasted nuthatch
red-tailed hawk
red-shafted flicker

REPTILES

western pond turtle
common garter snake
gopher snake
common kingsnake
western rattlesnake

horned lizard
alligator lizard
western fence lizard
western aquatic garter snake

AMPHIBIANS

Pacific treefrog
yellow legged frog
bullfrog
western toad
California newt
arboreal salamander

FISHES

smallmouth blackbass
bluegill
rainbow trout
minnows

AQUATIC INSECTS

water striders
water boatmen
backswimmers
caddis flies

restoration activities evident. The following historical sites have been locally designated by the Amador County Historical Society and/or the Amador Historical Landmarks Advisory Committee, and included in the California History Plan Inventory of Historic Features (1973).

- Amador Hotel
- Keystone Mine and mine house
- Imperial Hotel
- "Minister's Claim"
- False Front Buildings

Identification of these sites, and others as appropriate, serves to give recognition to local historic and cultural resources, and to provide for plan proposals for ways that such sites may be protected and preserved.

GOAL STATEMENT

The following goal is established for guidance of efforts to implement the Amador City General Plan Conservation/Open Space Element:

"To assure the wise use and development of the City's natural resources and open space lands."

POLICIES

The following policies serve to provide commitment toward attainment of the above stated goal:

"Apply zoning and other land use controls to regulate the premature development of open space lands."

"Protect riparian habitats from unnecessary disturbance."

"Reduce erosion potential for new development through minimal grading and topographical alteration."

"Encourage future development on open lands to "cluster" uses in order to minimize the extension of services, and maximize open space preserved."

"Fully evaluate any proposal for mineral extraction within or adjacent to the City."

"Prohibit air and water pollution through appropriate controls."

"Encourage tourism and recreational pursuits."

IMPLEMENTATION PROGRAMS

- Revise zoning ordinance text and map in order to draw consistency between the General Plan designations and the precise zoning which implements the Plan.

- Utilize the provisions of the California Environmental Quality Act to fully evaluate the environmental impacts of development projects on lands located in the City.
- To protect riparian area adjacent to Amador Creek, a 50 foot buffer strip on both sides of center of the creek will be enforced. No residential, commercial, industrial, or institutional structure or facilities shall be allowed in such area unless conditional use permit provisions are satisfied. In such instances, density and intensity shall be those as designated on the General Plan Land Use Map.
- Enforce Uniform Building Code Chapters 29 and 70 regarding excavation and grading in new construction.
- Develop a Planned Development Combining Zone which will allow for land use flexibility in environmentally sensitive areas of the City.
- When the situation presents itself, enforce the provisions of the Surface Mining and Reclamation Act in the City, and encourage the County to do the same in areas adjacent to the City, so as to preclude the encroachment of incompatible land uses.
- Require that drainage in new development follow existing channels wherever possible to avoid erosion and sedimentation.
- Identify and pursue grant sources which will promote economic development and recreational activity. These sources include the Community Development Block Grant program, the Urban Development Action Grant program, and the Land and Water Conservation Fund program.

NOISE ELEMENT

NOISE ELEMENT

INTRODUCTION*

Government Code Section 65302(g): A noise element, which shall recognize guidelines adopted by the Office of Noise Control pursuant to Section 46050.1 of the Health and Safety Code, and which quantifies the community noise environment in terms of noise exposure contours for both near and long-term levels of growth and traffic activity. Such noise exposure information shall become a guideline for use in development of the land use element to achieve noise compatible land use and also to provide baseline levels and noise source identification for local noise ordinance enforcement.

The sources of environmental noise considered in this analysis shall include, but are not limited to, the following:

- 1) Highways and freeways.*
- 2) Primary arterials and major local streets.*
- 3) Passenger and freight on-line railroad operations and ground rapid transit systems.*
- 4) Commercial, general aviation, heliport, helistop, and military airport operations, aircraft over-flights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation.*
- 5) Local industrial plants, including, but not limited to, railroad classification yards.*
- 6) Other ground stationary noise sources identified by local agencies as contributing to the community noise environment.*

The requirement for the noise element was enacted in 1971, with compliance by most jurisdictions set for September 20, 1974. Following amendments to the law in 1975, the Office of Noise Control in the Department of Health Services issued new Noise Element Guidelines in 1976 (Health and Safety Code Section 46050.1). Noise elements adopted or revised after September 21, 1976, must comply with the 1975 amendments and "recognize" the 1976 Noise Element Guidelines.

Of all general plan requirements, the noise element is the most specific in content and method of preparation. It seeks to protect residents from noise that would jeopardize their health or welfare. Because transportation systems and industry contribute greatly to noise problems in areas where there are homes, schools, and hospitals, the noise element should influence proposals for the type and location of land uses and transportation facilities in the land use and circulation elements. The noise element should further specify how noise policies and standards are to be implemented through zoning and the local noise ordinance.

*Reprinted from California Governor's Office of Planning and Research, State of California General Plan Guidelines (Sacramento, 1980), pp. 121-123.

SUMMARY OF NOISE DATA BASE

A. Definitions

The noise element is not only the most specific element to prepare, it is probably the most technical. The following definitions* should prove to be helpful in understanding terms used throughout the element:

1. Decibel, dB - A unit for describing the amplitude of sound.
 2. A-Weighted Sound Level - The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. This network de-emphasizes the very low and very high frequency components of sound.
 3. L10 - The A-weighted sound level exceeded 10 percent of the sample time. Similarly L50, L90, etc.
 4. Equivalent Energy, Level, Leq - The sound level corresponding to a steady state sound level containing the same total energy as a time varying signal over a given sample period. Leq is typically computed over 1, 8, and 24 hour sample periods.
 5. Community Noise Equivalent Level, CNEL - The average equivalent A-weighted sound level during a 24 hour day, obtained after addition of five decibels to sound levels in the evening from 7 p.m. to 10 p.m. and after addition of ten decibels to sound levels in the night before 7 a.m. and after 10 p.m.
 6. Ldn - The day/night average sound level. The average equivalent A-weighted sound level during a 24 hour day, obtained after addition of ten decibels to sound levels obtained in the night before 7 a.m. and after 10 p.m.
- NOTE: CNEL and Ldn represent daily levels of noise exposure averaged on an annual basis, while Leq represents the equivalent noise exposure for a shorter time period, typically one hour.
7. Ambient Noise Level - The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.
 8. Intrusive Noise - That noise which intrudes over and above the existing ambient noise level at a given location.

*Noise Element Guidelines, pp. 3-4.

9. Equal Noisiness Zones - Defined areas or regions of a community wherein the ambient noise levels are generally similar (within a range of 5dB). Typically, all sites within any given noise source will be of comparable proximity to major noise sources.

B. Sources of Noise in Amador City

Major noise transmitters in and around Amador City include general household noise, construction noise (although limited), and the primary source of noise - State Highway 49. The discussion below on household noise is very general in that the City really can't control noise output from the home. Construction equipment is discussed since it can be controlled, although its transient nature makes it less of an intrusion. Thus, vehicular traffic noise remains as the dominant intruder to ambient noise levels.

1. Household Noise

The growth in population and rise in standards of living have resulted in more families having more appliances. The following table illustrates the noise level and weekly operating time of several appliances and tools used about the home.

TABLE NO-I
USE OF NONCONTROLLABLE NOISE-PRODUCING
APPLIANCES AND TOOLS IN TYPICAL HOUSEHOLDS

		Household No. 1*	Household No. 2**
	Average dB(A)***	Total minutes per week	Total minutes per week
Major Appliances			
Clothes Washer	64	315	210
Vacuum Cleaner	70	90	50
Clothes Dryer	57	210	---
Room Air Conditioner	58	(full-time, seasonal)	---
Dishwasher	65	472	---
Food Disposal	70	1	---
Household Appliance			
Food Mixer	69	10	15
Can Opener	69	2	---
Sewing Machine	72	15	15
Food Blender	76	3	---
Electric Shaver	64	14	---
Power Tools			
Saw, Drill, etc.	83	10	---
Mower	(Varies)	30	---
Edger	81	30	---
Trimmer	81	4	---

*Two adults, three children (1 pre-school), family income \$16,000.

**Two adults, family income \$8,000.

***Measurements taken three feet from source during household survey.

Source: Environmental Protection Agency, Bolt, Beranek and Newman, Inc., Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances, (1971), p. 104.

The previous table is used to illustrate that, on the average, the middle income person who spends most of the working day at home could be subjected to the previously illustrated noise as much as 20 hours per week and the lower income person could be exposed to as much as 4.8 hours of noise from appliances.

2. Construction Noise

Because construction noises are transient, there has not been a concerted effort to reduce the noise levels of the equipment involved. As the City expands and as the older areas are renewed and rehabilitated, the noise from construction will be more noticeable. The following table lists the types and noise levels of equipment used during the different phases of construction.

TABLE NO-II
NOISIEST EQUIPMENT TYPES OPERATING
AT CONSTRUCTION SITES*

	Construction Type		
	<u>Domestic Housing</u>	<u>Office Buildings</u>	<u>Public Works</u>
Ground Clearing	Truck (91) Scraper (88)	Truck (91) Scraper (88)	Truck (91) Scraper (88)
Excavation	Rock Drill (98) Truck (91)	Rock Drill (98) Truck (91)	Rock Drill (98) Truck (91)
Foundations	Concrete Mixer (85) Pneumatic Tool (85)	Concrete Mixer (85) Jack Hammer (88)	Concrete Mixer (85) Scraper (88)
Erection	Concrete Mixer (85) Pneumatic Tool (85)	Derrick Crane (88) Jack Hammer (88)	Paver (89) Scraper (88)
Finishing	Rock Drill (98) Truck (91)	Rock Drill (98) Truck (91)	Truck (91) Paver (89)

*Numbers in parentheses represent typical dB(A) levels at 50 feet.

Source: Environmental Protection Agency, Bolt, Beranek and Newman, Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances, (1971), p. 27.

3. Vehicular Noise

Noise generated by autos and trucks on State Highway 49 is the principal contributor to local noise. In discussions with Caltrans, it is estimated that on a low volume highway (less than 20,000 Average Daily Traffic) like that passing through Amador City, the 65dB contour interval (Ldn) will be reached 100 feet from the center of the roadway, and the 60 dB contour interval will be at approximately 200 feet. This information is significant in that residences should normally be located outside of the 60 dB contour unless adequate noise insulation is provided. Refer to the map on the following page for mapping of the 65 and 60 dB contour intervals.

THE CITY OF AMADOR CITY

NOISE EXPOSURE MAP

- 60 — 60 dB Contour
- 65 — 65 dB Contour



0 150 450 600
MAP PREPARED BY EDWARD J. WYLLIE

COMMUNITY NOISE EXPOSURE INVENTORY

A requirement of the noise element is to determine the number of persons, current and projected, exposed to various levels of noise. This inventory will estimate the number of persons residing within the 65 dB contour, and the 60 dB contour.

	<u>Within 60 dB</u>	<u>Within 65 dB</u>
# of Households	13 (1983) 17 (1995)	8 (1983) 10 (1995)
# of Persons	28 (1983) 36 (1995)	17 (1983) 21 (1995)

GOAL STATEMENT

The following goal is established for guidance of efforts to implement the Amador City General Plan Noise Element:

"To provide a pleasant environment through reduction of noise pollution."

POLICIES

The following policies serve to provide commitment toward attainment of the above stated goal:

"Limit operating hours for noisy equipment used in Amador City."

"Support state legislation which would lower permissible noise levels of vehicles."

"Support continued route designation of the Sutter Creek - Amador City Bypass in the interest of future construction."

"Encourage insulation techniques which can be used in existing and new homes and businesses which will lower sound as well as reduce heating and cooling costs."

"Establish standards for ambient community noise exposure."

IMPLEMENTATION PROGRAMS

-Because of the varying nature of projects which employ noisy equipment, operation hour limits will be established on a case-by-case basis.

-The Sutter Creek - Amador City Bypass appears in the 1982 Regional Transportation Plan, and has been designated since the early 1970's. It is the intent of the City to continue support for designation of the route so that, when constructed, noise created by through car and truck traffic will be eliminated.

- Support the insulation and weatherization project currently operated by the Amador-Tuolumne Community Action Agency.
- Discourage the development of new residential uses closer than 100 feet from the center of Highway 49 unless noise mitigations such as walls, landscaping and interior insulation are provided.
- Enforce the following noise standards and criteria consistent with Office of Noise Control recommendations.

NOISE STANDARDS AND CRITERIA

Land Use Class	N.A.*	C.A.*	N.U.*	C.U.*
A	up to 60 dB	60-70	70-75	75+
RS	up to 60 dB	60-70	70-75	75+
RM	up to 60 dB	60-70	70-75	75+
C	up to 70 dB	70-75	75-80	80+
I	up to 70 dB	70-75	75+	

DEFINITIONS:

Normally Acceptable (N.A.) - Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

Conditionally Acceptable (C.A.) - New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

Normally Unacceptable (N.U.) - New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made, and needed noise insulation features included in the design.

Clearly Unacceptable (C.U.) - New construction or development should not be undertaken.

SOURCE: Office of Noise Control, Guidelines for the Preparation and Contents of Noise Elements of the General Plan, 1976, p. 26.

SEISMIC SAFETY/
SAFETY ELEMENT

SEISMIC SAFETY/SAFETY ELEMENT

INTRODUCTION*

Government Code Section 65320(f): A seismic safety element consisting of an identification and appraisal of seismic hazards such as susceptibility to surface ruptures from faulting, to ground shaking, to ground failures, or to effects of seismically induced waves such as tsunamis and seiches.

The seismic safety element shall also include an appraisal of mudslides, landslides, and slope stability as necessary geologic hazards that must be considered simultaneously with other hazards such as possible surface ruptures from faulting, ground shaking, ground failure and seismically induced waves.

Government Code Section 65302(i): A safety element for the protection of the community from fires and geologic hazards including features necessary for such protection as evacuation routes, peak load water supply requirements, minimum road widths, clearances around structures, and geologic hazard mapping in areas of known geologic hazards.

The seismic safety element requirement joined state statutes in 1971, with compliance by most jurisdictions required by September 20, 1974. The San Fernando earthquake of February 1971, which claimed 64 lives and resulted in over \$500 million in property damage, was largely responsible for prompting the Legislature to pass the requirement for the seismic safety element.

The seismic safety element aims at reducing death, injuries, damage to property, and economic and social dislocation resulting from earthquakes and other geologic hazards. The seismic safety element is primarily a vehicle for identifying hazards that must be considered in planning the location, type, and density of development. It must address each of the relevant seismic and geologic hazards listed in Government Code Section 65302(f) and should address related matters, including structural hazards, possible inundation from a dam failure, and plans and programs for emergency response.

The safety element, originally an optional element, became required in 1971, partly in reaction to devastating wildland fires in September and October 1970. The deadline for compliance by most jurisdictions was September 20, 1974.

The safety element aims at reducing death, injuries, damage to property, and the economic and social dislocation resulting from fire, geologic hazards, and other public safety hazards. While the requirements for the

*Reprinted from California Governor's Office of Planning and Research, State of California General Plan Guidelines (Sacramento, 1980), pp. 120-121 and p. 124.

safety element focus primarily on fires in wildland areas adjacent to urban development and on geologic hazards, it should also address other locally relevant safety issues, such as urban structural fires, hazardous materials, and defensible space.

Because of the overlap between the two, the safety and seismic safety elements can easily be combined. The policies and proposals of the seismic safety element should also be coordinated with those of the land use and open-space elements.

SUMMARY OF SEISMIC DATA BASE

A. Seismicity

Amador City rests in an area commonly known as the Foothills fault zone, a northwest trending zone approximately 200 miles long from Mariposa County in the south, to Lake Almanor in the north. The western part of the Foothills fault is called the Bear Mountain fault zone, and the eastern portion, where Amador City is located, is called the Melones fault zone, also known as the "Mother Lode Belt". Much attention has been given to the Foothills fault zone subsequent to the 1975 Oroville earthquake. Recent studies have indicated that the possibility for seismic activity along the fault is greater than previously believed. The California Department of Mines and Geology believes that the entire Foothills fault zone is capable of generating a 6.5 maximum credible earthquake. with this potential seismic activity most likely to occur on the Cenozoic faults within the Bear Mountain and Melones fault zones.

The severity and type of ground shaking and its impact on structures depends upon several factors, including:

- 1) magnitude of the earthquake
- 2) distance from the causative fault
- 3) duration of shaking
- 4) the local soil/groundwater conditions
- 5) the design of the building/structure
- 6) quality of materials and workmanship in construction

Local history indicates that, although earthquakes have been felt in the area, damage as a result of these quakes has been negligible. This is evidenced by the brick and stone buildings located throughout the City. However, the studies would indicate that recognition of the earthquake potential within development and construction practices is an important part of local planning.

For further reading on area seismicity, the reader is referred to the following documents:

California Division of Mines and Geology, 1979, Technical review of the seismic activity of the Auburn dam site, Special Publication 54, May, 1979.

Woodward-Clyde Consultants, 1977, Earthquake evaluation studies of the Auburn dam area; prepared as Open File Report for the U.S. Bureau of Reclamation, May, 1977.

B. Geology

The underlying geology of the City is generally of two bedrock units - the Mariposa Formation, and the Logtown Ridge volcanics. These strata dip steeply to the northeast, and are characterized by a weakly developed, steep northeast-dipping cleavage. The Mariposa Formation consists of slate and greywacke with interbeds of tuffaceous sedimentary rock, tuff, and thin volcanic flows. Quartz veins and thin zones of clay gouge are commonly associated with folds within the Mariposa Formation. In the area, the Logtown Ridge volcanics is chiefly metaandesite. Refer to the map on the following page for general locations of these bedrock units, and of the general location of a branch of the Melones fault zone which runs through the City.

THE CITY OF AMADOR CITY

GEOLOGIC AND FAULT MAP



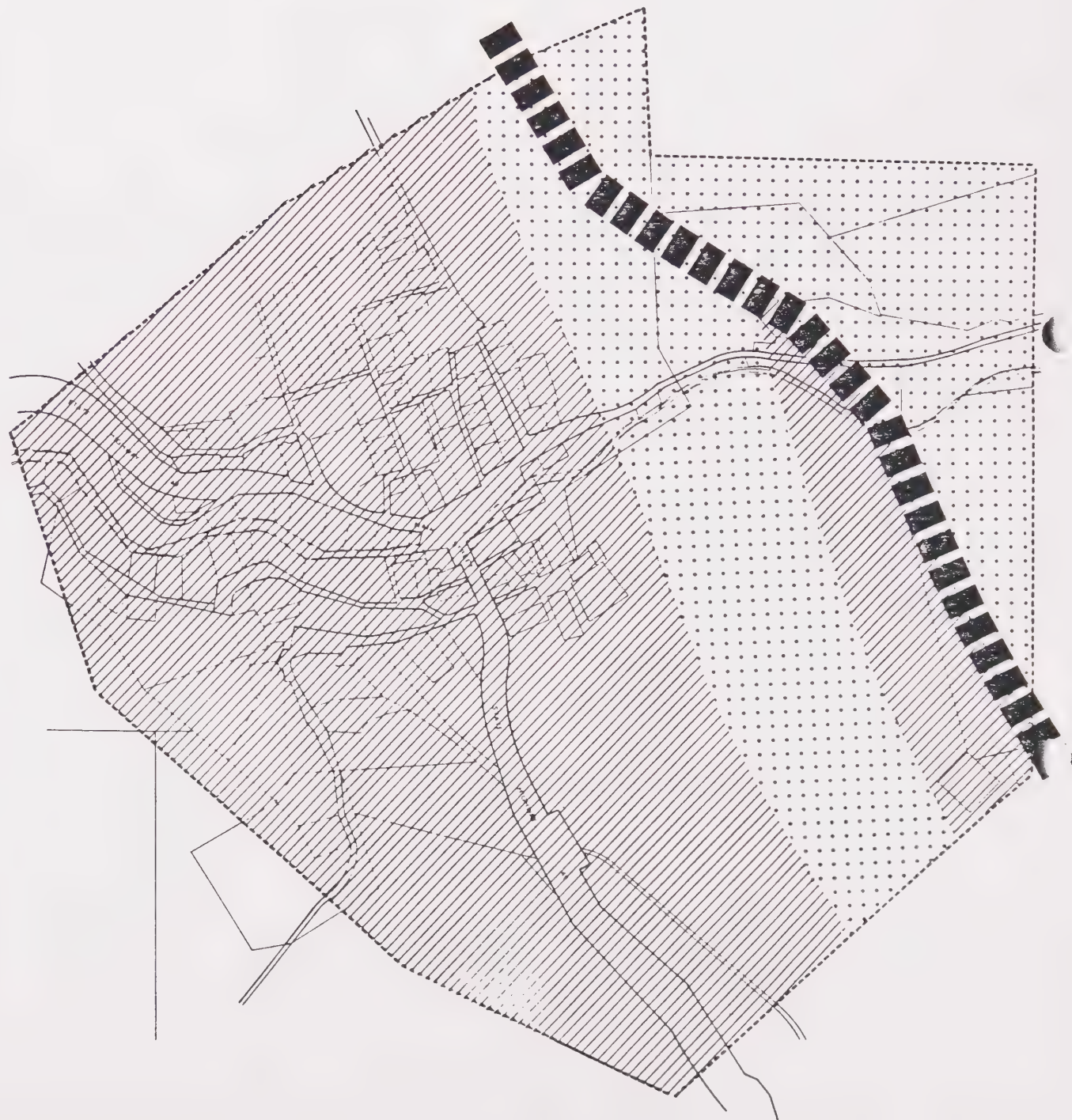
Meta-sediments. Chiefly Mariposa formation slate, graywacke, etc.



Meta-volcanics. Chiefly Logtown Ridge meta-andesite.



Branch of Melones Fault Zone.



C. Soils

In the vicinity of Amador City, there are several soil types at various slopes, which are indicated on the map on page 57. The following is a listing of these soil types and their general description.*

1. Auburn very rocky silt loam, 31 to 51 percent slopes

This steep soil is on side slopes of prominent hills, and on slopes that drop to creek channels and drainageways. The surface soil ranges from reddish brown or strong brown to yellowish red. Its texture is loam in places. The subsoil ranges from heavy loam or silt loam to light clay loam. Depth to bedrock ranges from 12 to 22 inches. Runoff is very rapid, and the erosion hazard is very severe. Because of its steep slopes and rock outcrops, this soil is used mostly for range. The slopes are so steep that cattle trail around the slopes rather than graze uniformly.

2. Auburn very rocky silt loam, moderately deep, 31 to 51 percent slopes

Except for stones and stronger relief, this soil is similar in composition as the Auburn silt loam, moderately deep, 3 to 31 percent slopes. Depth to bedrock ranges from 20 to 30 inches. In some areas of this steep soil on north-facing slopes, the subsoil is reddish brown in color, and approaches clay loam in texture. Runoff is very rapid, and the erosion hazard is severe. This soil is mostly used for range, and it is fairly productive if it is well managed.

3. Auburn extremely rocky silt loam, 31 to 71 percent slopes

This steep soil is mostly adjacent to rivers and streams. In places, rock outcrops occupy as much as 40 percent of the surface. The soil is generally shallow over bedrock, but pockets between rocks are as deep as 30 inches in places. Slopes are predominantly less than 51 percent. Runoff is very rapid, and the erosion hazard is very severe.

4. Mine tailings and Riverwash

This is very stony material in beds of rivers and creeks, in areas that have been placer mined, and in mine dumps. It may be subject to flooding in periods of high water. It has variable runoff, with rapid surface and subsoil permeability. The material of this class has use as construction material.







5. Placer diggings and Riverwash

This group is characterized by poorly sorted, stratified, stony and cobbly material derived from mining and that is in stream beds and behind debris dams. The slopes range from 1 to 51 percent. The runoff and permeability are variable, but is generally subject to streambed flooding. The class is also the source for construction material.

*U.S. Department of Agriculture, Soil Survey of Amador County, 1965.

THE CITY OF AMADOR CITY

SOILS MAP

-  Auburn very rocky silt loam
-  Auburn very rocky silt loam
-  Auburn extremely rocky silt loam
-  Exchequer very rocky silt loam
-  Mine tailings
-  Placer diggings and Riverwash



D. Minerals*

Historically, the principal mineral product from the Amador City area has been gold. As was stated earlier in this general plan, Amador City is the focus for a group of rich mines. Although the Amador Creek placers were discovered in 1848, it wasn't until the first lode gold discovery in 1851 that the mining activity flourished. A Baptist minister made the initial discovery, which was first known as the Minister's claim. It was later developed into the Original Amador Mine.

The Original Amador was a complex working of over nine miles of drifts, crosscuts, and raise. These opened up off a 1,238 foot inclined shaft. The estimated total production for the mine was \$3,500,000. The location of the mine is about one-quarter mile from the main part of town.

The best known and most productive of the Amador City mines is the Keystone, located southeast of the main part of town. It dates from 1853, being a consolidation of several pre-existing claims. The main shaft is reported to be some 2,680 feet deep along an average incline of 52 degrees. Much of the ore taken from this mine was of sulfarsenide or sulfantimonide type which is somewhat unusual among Mother Lode ores. The total production of the Keystone was about \$24,500,000.

Immediately to the east of the Keystone is the South Spring Hill Mine, located in 1851. The South Spring Hill shaft is reported to be 1,200 feet deep along a 60 degree incline. Before passing into the hands of the Keystone interests in 1920, the mine had been credited with a production of \$1,092,472.

SUMMARY OF SAFETY DATA BASE

A. Fire Department Facilities

The variety of developed and undeveloped uses which exist in the City present a significant challenge to a small, volunteer fire department. The Amador City Volunteer Fire District is responsible for fire protection services within the City's boundaries. The fire house is located at City Hall in mid-town, and houses one engine, equipment, and supplies.

B. Personnel

The VFD currently maintains a group of eight volunteers. An automatic aide agreement exists between Amador City and Sutter Creek, so that in the event of a fire in Amador City, Sutter Creek will respond, and vice versa. The City also has a mutual aide agreement with the California Department of Forestry, which adds additional support and assistance for fire activity.

*California Division of Mines, Geologic Guidebook Along Highway 49, Bulletin 141, (San Francisco, 1948), p. 65.

C. Equipment

The VFD currently has the following equipment assigned to it:

- 1939 Dodge, 250 g.p.m., 200 gal. tank
- 1963 International 4 W.D., 500 g.p.m., 500 gal. tank

The Insurance Service Office (ISO) reviews a number of factors in determining the fire insurance rating for an area, including quality of operation, local building codes, planning standards, and fire loss experience. These factors determine the "basic rate" or "class level" for the City. The rating system goes from Class 10 (unprotected) to Class 1 (most able to cope with a fire). Amador City currently has a Class 10 rating. However, recent improvements in VFD operations and performance could lead to a re-evaluation by the ISO.

D. Risk of Fire

Risk is a hazard or exposure to loss or injury. The residences, commercial area, and wildland areas each present differing types of problems and levels of risk. Potential fire hazards are addressed at a basic level through lot size and building setback requirements which vary according to land use. However, specific problems and associated risks can be identified in the developed and undeveloped areas of the City:

-Residential- The City's dwelling units pose a difficult problem with respect to fire protection. For the most part, suitable fire protection for private dwellings has not been developed, so that they must rely upon the VFD for adequate fire protection. In general, the level of risk is decreased by 1) strengthening the VFD and its services, and 2) development of a fire protection program. Certainly, budget constraints are a problem in the ability of the VFD to address the above.

-Commercial- The commercial structures present fire hazards in many forms. Old buildings with old wiring and highly combustible materials of construction are of primary concern. Businesses that sell readily combustible wares are more susceptible to fire. Risk can be reduced through construction and rehabilitation practices which recognize the fire hazard which exists.

-Wildland areas- The extensive wildland areas which exist within and around the City perhaps pose the greatest threat. Problems associated with fires in these areas include access to hazardous areas, the proximity of the town in relationship to hazardous areas, and fire hazard severity based upon fuel loading, weather, and slope. Amador City is better equipped than most rural city fire departments in that they maintain a four wheel drive vehicle for wildland fire suppression. However, even though a major fire has not threatened the City for some time, major impacts could be accrued through a major fire.

GOAL STATEMENTS

The following goals are established for guidance of efforts to implement the Amador City General Plan Seismic Safety/Safety Element:

"To reasonably protect City residents from injury and property damage caused by earthquake, seismic related activity, and other geologic hazards."

"To provide a living environment with adequate protection from the hazards of fire, and other public safety hazards."

POLICIES

The following policies serve to provide commitment toward attainment of the above stated goals:

"Apply zoning and other land use controls to regulate development in hazardous areas."

"Require that all new construction within the City conforms to adopted building standards of earthquake resistant design."

"Insure proper evaluation of seismic concerns and geologic hazards and large development projects."

"Monitor areas that are subject to landslide or high erosion potential, and require modifications of proposed development to eliminate potential danger."

"Require fire safe practices in all new construction and rehabilitation efforts."

"Encourage training programs for members of the VFD."

"To the extent possible, work to improve the water supply to provide ample pressure in order to handle a major fire event."

IMPLEMENTATION PROGRAMS

-Revise zoning ordinance text and map in order to draw consistency between the General Plan designations and the precise zoning which implements the Plan.

-Utilize the provisions of the California Environmental Quality Act to fully evaluate the environmental impacts of development projects.

-Enforce Chapter 23, as well as other engineering regulations, of the Uniform Building Code with regard to earthquake resistant design and construction.

- Section 104 of the U.B.C. provides for the application of the building code to existing buildings and historical buildings which have been identified as having special historical or architectural significance. When public safety considerations are minimal, or where they can be reasonably resolved, the Building Official shall be encouraged to a liberal interpretation of the code in order to preserve economically or historically important buildings. Where application of the code would destroy identified historical buildings, the alternative structural regulations of the State Historical Building Code may be used as a guideline.
- Enforce Uniform Building Code requirements as they relate to fire safety.
- Work with the Amador County Water Agency and local private interests to improve water service so that minimum fire flows, as set forth in P.U.C. General Order 103, may be met.
- Encourage the use of housing rehabilitation programs to eliminate safety hazards associated with residency.
- Require the installation of smoke detectors in all new residences, or existing residences before they may be resold.

ASSESSMENT OF
ENVIRONMENTAL IMPACTS

ENVIRONMENTAL ASSESSMENT

INTRODUCTION

The preparation of these elements to the City of Amador City General Plan constitutes a project as defined by the State of California Environmental Impact Report Guidelines, for which environmental review must be completed. In consideration of this project, it is clear that it may cause significant effect on the environment, regardless of whether the overall effect of the project is beneficial or adverse. There is also the potential for secondary or indirect impacts to be accrued through implementation of the plan's policies and implementation programs. For these reasons, it has been determined that an environmental impact report (EIR) must be prepared on the project. As defined by the Guidelines, an EIR is a detailed statement setting forth the environmental effects and considerations pertaining to a project.

The Guidelines allow for the use of a general plan to meet EIR requirements. Section 15148 of the State EIR Guidelines states:

"a) The requirements for an EIR on a local general plan, element, or amendment thereof will be satisfied by the general plan or element document, and no separate EIR will be required, if:

- 1) the general plan addresses all of the points required to be in an EIR by Article 9 of these Guidelines, and*
- 2) the document contains a special section or cover sheet identifying where the general plan document addresses each of the points required."*

Requirements for the contents of EIR's are found in Article 9 of the State EIR Guidelines. The summary of the data base sections of each element are intended to fulfill the requirements for "Description of the Environmental Setting". The project description on page v is intended to fulfill the requirements for "Description of the Project". Water quality aspects are presented within the Conservation/Open Space Element.

The following text is intended to fulfill all of the requirements of Section 15143 of the State EIR Guidelines, in which all phases of the project must be evaluated for their environmental impacts.

A. Significant Environmental Effects

The environmental effects to be generated by the adoption of these elements to the City of Amador City General Plan will almost all be indirect rather than direct. In other words, the elements recommend certain actions to be carried out, but do not, in themselves, carry out the actions. In general, any effects created by the elements will be the result of activities encouraged or allowed to happen pursuant to the goals, policies, and implementation programs.

Most of these activities will take place at some future date, and more detailed and site specific environmental analysis can be required by the City. The significant effects identified relating to this project are as follows:

- Growth Inducement- Because of short and long term improvements proposed for water and sewer, population growth may be induced which could be interpreted to be significant.
- Noise- Long term growth and development in and around the City would indicate that ambient noise levels throughout the City will increase. This will occur through new construction, traffic, residential and commercial noise.
- Geology- Because of geologic conditions identified in the report, people and structures may be exposed to hazard.
- Fiscal- Implementation of some of the goals, policies, and implementation programs will result in continuing expenditures in some cost categories, and added expenditures in other cost categories, for City operations.
- Wildlife and Wildlife Habitat- Anticipated development within the City would convert numerous acres of land from unimproved to an improved or developed status, removing a significant amount of vegetation. This vegetation provides habitat for local wildlife, which will be displaced as development projects occur. Since other potential habitats already support a maximum number of local species, this displacement will result in the actual reduction of many species.

B. Mitigation Measures

The policies and implementation programs of the various elements are designed to promote orderly growth and development of the City; they will therefore act as mitigation measures for the significant effects which may be identified in a general plan. The reader is referred to the policy and implementation programs in each element: pages 4 - 8 for the Land Use Element, pages 15 - 16 for the Circulation/Scenic Highway Element, pages 27 - 29 for the Housing Element, pages 41 - 42 for the Conservation/Open Space Element, and pages 49 - 50 for the Noise, and 60 - 61 for Seismic and Safety. Examples of mitigation measures include:

- Support for the Sutter Creek - Amador City Bypass as a means to improve traffic conditions and reduce noise.
- Revision of zoning ordinance to achieve consistency with the general plan.
- Utilization of the environmental review process for evaluation of natural environment concerns.
- Provisions for earthquake safety.
- Establishment of standards for ambient noise levels.

It should be restated that the intent of the policies and implementation programs of the elements is to provide the framework for proper consideration of environmental management concerns within the land use planning process.

C. Significant Effects Which Cannot Be Avoided

Several of the effects mentioned previously can be reduced but cannot be completely avoided if the general plan is implemented. While the goals and policies of the plan may have some unavoidable consequences, they are proposed because the City feels they will achieve the best balance in meeting all of the needs of City residents. For example, most residents would probably prefer to see as much open space preserved as possible. However, if there is a shortage of housing, or a shortage of jobs for residents, these may justify the conversion of open space to satisfy those critical needs. Similarly, this would be true for increased use of energy, increased surface water runoff, or the elimination of some natural vegetation. These impacts will be reduced as much as possible within implementation of the general plan. Those effects which cannot be wholly eliminated are deemed necessary to meet other primary goals of providing housing, services, and jobs for City residents. These unavoidable impacts are listed below:

- Wildlife and Wildlife Habitat- Some natural vegetation and wildlife species will be lost due to long term development.
- Noise- Long term development will probably raise ambient noise levels.
- Fiscal- Potential added costs due to implementation of some of the general plan programs can be expected.

D. Irreversible Environmental Changes

Irreversible changes are those that imply such a long term commitment of resources that it is unlikely that they will ever revert to their previous state. Examples of these types of changes are changes in land topography due to grading and excavation for buildings and roads, the commitment of materials such as lumber, metal, plastics, etc., for building construction, the use of energy for both construction and ongoing service of new development, and the conversion of undeveloped land to intensive uses including the construction of buildings and roads, parking lots, etc. While these developments do require some irreversible changes, they will be tempered by the overall intent of implementation of the general plan's goals and policies, and may prove to be essential toward meeting the needs of the City.

E. The Relationship Between Local Short Term Uses of Man's Environment and the Maintenance and Enhancement of Long Term Productivity

One of the goals of any general plan project is to achieve a balance between the short term needs of the City's population and the long term needs of future generations. Short term needs include the development of housing, jobs, and services which require the conversion of open space lands, building

and road construction, energy consumption, and other uses of the environment. Long term considerations are the maintenance of resources to produce food, fiber, timber, minerals, and other necessities.

Within the scope of this phase of the general plan, the short term needs of the City will require the use of some open space lands for residential and commercial development. This will reduce land available for grazing, for wildlife habitat, for future development, recreation, and public service needs. Riparian and riparian drainage buffer strips have been proposed to protect wildlife populations and provide for open space and recreational needs of future residents.

Other resources, such as rangeland, or mineral resources, as well as clean air and water, have also been considered in the development of these elements. Plan policies protect lands from premature development and conflicts with adjacent incompatible land uses. Air and water quality will continue to be monitored by local and regional agencies in the environmental review process and other means. Endangered species will be protected in local project review. By the implementation of these policies, long term productivity in and around the City will be enhanced.

F. Alternatives to the Project

Three alternatives will be considered which could be pursued instead of the elements as proposed. The first is less restrictive, providing fewer guidelines for community development over the long term; the second is more restrictive which would provide more guidance; the third is "no project" which would retain the City's existing general plan.

1. Less Restrictive

Under this alternative, there would be fewer guidelines set forth for community development and environmental management. While the plan would meet the intent of State law, the City would take a less active role in growth; there would be less reliance on established codes and standards. There would be a greater potential for immediate and cumulative environmental damage since there would be no comprehensive long range standards upon which to evaluate the effects of individual projects. The general plan would become less of a decision-making tool for the City Council, but would rather become an information source.

2. More Restrictive

A more restrictive approach would present the opposite scenario. There would be greater regulation of development, which would reduce individual choice, but would also reduce permanent environmental damage. Since it would be more expensive and more difficult to develop, less land would be converted from open space, less energy would be consumed, less vegetation removed, and in general there would be fewer environmental effects. However, these regulations could raise construction costs, which would make the provision of public facilities and affordable housing more difficult. Furthermore, it would be more difficult for the City to develop an economic base providing jobs and services for City residents.

3. No Project

Under this alternative, the City would continue with its existing plan adopted in the early 1970's. Since these elements no longer contain accurate and up to date information, they have become ineffective as planning tools. They are also obsolete because they no longer meet State general plan requirements. This situation could be detrimental to the City from a legal adequacy standpoint. Under these circumstances, the no project alternative is not proposed as a plausible choice, but is discussed as required by the State EIR Guidelines.

G. Growth Inducing Impact

The purpose for discussion of growth inducement is to explore the ways economic or population growth may be stimulated by a project. With respect to such growth within the scope of a general plan, it would occur in the manner in which the plan is implemented. Growth inducement in itself may be desirable or undesirable dependent upon the short and long range land use policies for the area. Taking this concept one step further, it may be desirable or undesirable dependent upon the needs of City residents. The goals and policies serve to balance those needs for the future.

The elements presented in this general plan present little growth inducing impact in and of themselves on economic or population growth. They do set the tone for actions over the short and long term which may be construed to be growth inducing (the Sutter Creek - Amador City Bypass, for example). However, such impacts would be better explored on a project specific basis, rather than through the EIR on a general plan project.

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REFERENCES

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